

## 70, Dunsmore Road, Walton-On-Thames, KT12 2LJ

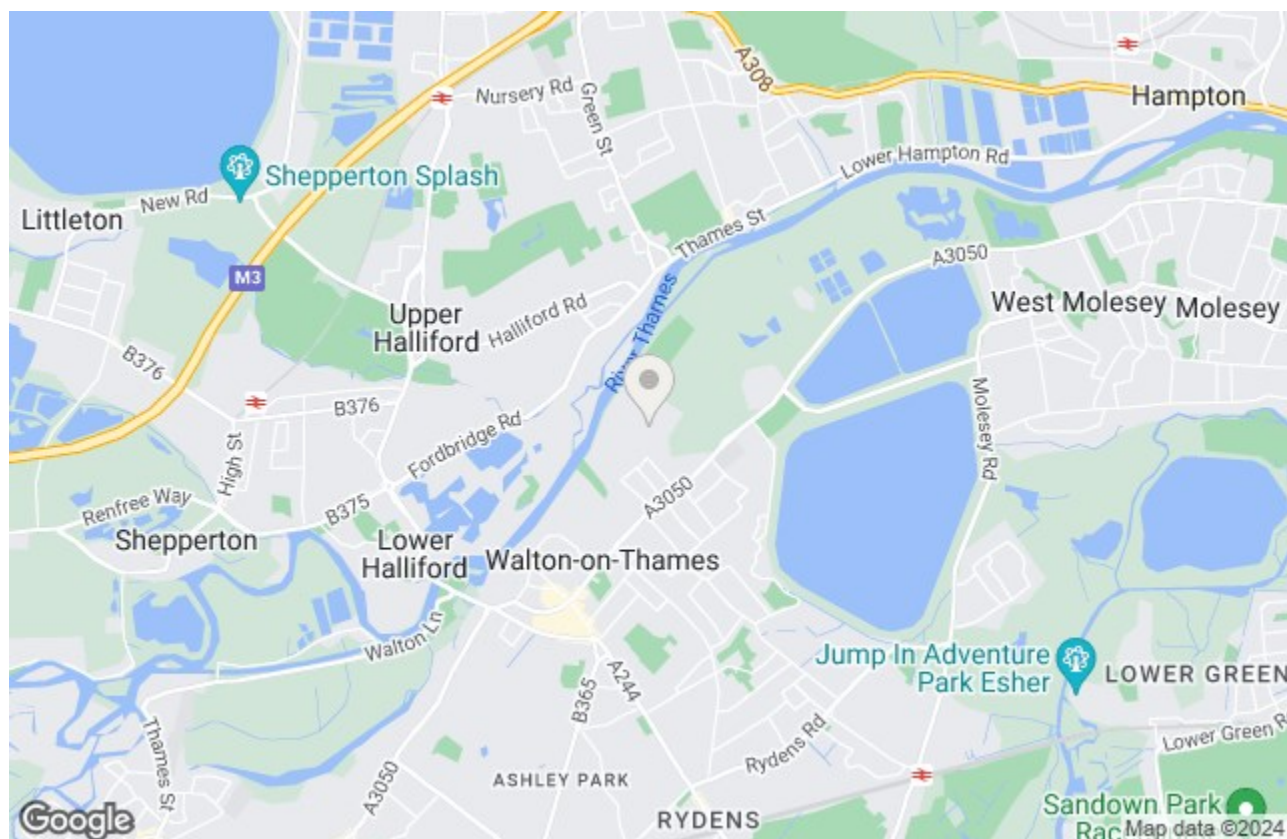
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£575,000 Freehold**

We are delighted to offer this beautifully presented end of terrace family home which has been skilfully extended to provide larger ground floor space than the majority of homes within this popular residential cul de sac. Another advantage of this lovely property is the double length garage and ample private parking to the side of the property. The accommodation has been well cared for by the present owners and briefly includes a welcoming entrance hallway with cupboard housing cloaks hanging space, modern downstairs WC. The bright and airy living room is complimented with quality wood flooring which flows through to the extended dining room with open archway to the family room with double glazed doors to the rear garden. A feature 'stable' style door provides further external access to the side. The kitchen is fitted with a modern range of units and drawers with plenty of work surfaces and has an appealing 'open' feel with lots of space to entertain. To the first floor you will find three bedrooms, the master of which includes an ensuite shower room. The modern family bathroom is fitted with a three piece white suite and modern tiling. Externally the rear garden is larger than most being mainly laid to lawn with large paved private patio, side pedestrian access to the side of the house plus pedestrian access to the double length garage. Off street parking is provided on the private drive which also leads to the garage, whilst the front provides a small lawned garden and pathway to front door. In all a lovely home which we are sure will attract much interest amongst buyers. To view contact our Walton office on 01932 222266.





# Dunsmore Road, Walton-On-Thames, KT12 2LJ



- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- SKILFULLY EXTENDED
- EN SUITE SHOWER ROOM TO MASTER
- EPC D

- DOUBLE LENGTH GARAGE
- POPULAR LOCATION CLOSE TO THE RIVER THAMES TOW PATH
- OFF STREET PARKING
- ELMBRIDGE COUNCIL TAX BAND E
- EXCELLENT CONDITION THROUGHOUT

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

