



Harmes Turner Brown

Carlton Road, Walton-On-Thames, KT12 2DH



£599,950 Freehold

Harmes Turner Brown are pleased to bring to the market this well-presented three bedroom detached home, located in a popular residential road within easy reach of Walton-on-Thames town centre and the River Thames.

The property has been thoughtfully updated by the current owners to offer a well-balanced layout ideal for modern family living. On the ground floor, you'll find a generous reception room with views over the rear garden, stylish Onyx-effect tiled flooring, and the added comfort of underfloor heating. There's also a useful separate room which could be used as a home office or playroom, a downstairs cloakroom, and a smartly refitted kitchen with a good range of storage and workspace.

Upstairs, there are three light and airy bedrooms and a modern family bathroom, continuing the bright and neutral décor throughout.

The rear garden offers a good level of privacy and is mainly laid to lawn, with well-stocked flowerbeds and a patio area. To the front, there is a private driveway with off-street parking for two vehicles, along with access to an integral store.

The location is ideal for families, with Grovelands Primary School and the recently opened Heathside Walton secondary school both nearby. The Xcel Leisure Centre and a selection of riverside walks are also within easy reach.

Viewings are highly recommended

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

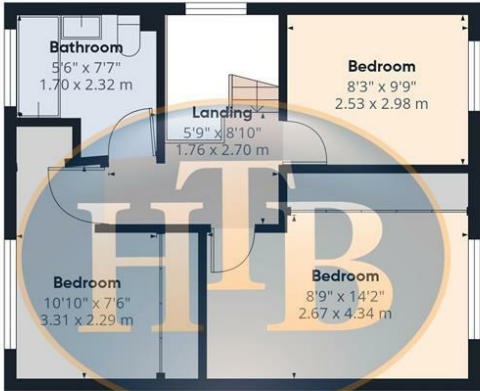
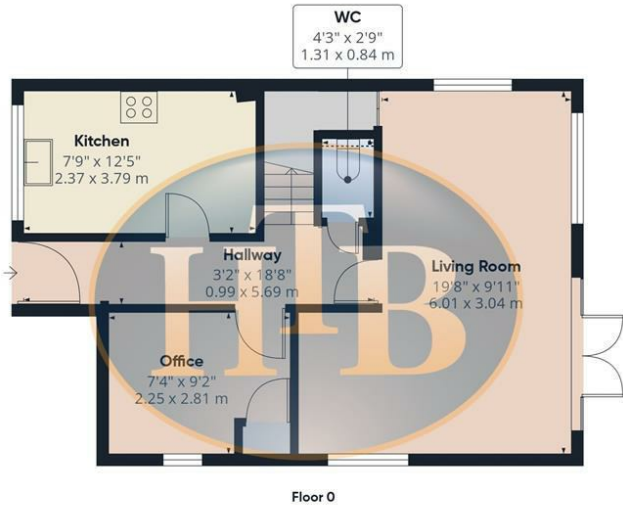
sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Carlton Road, Walton-On-Thames, KT12 2DH



Approximate total area¹⁾
917 ft²
85.1 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- THREE BEDROOMS
 - SUNNY REAR GARDEN
 - SHORT WALK TO WALTON TOWN CENTRE AND RIVER THAMES
 - CATCHMENT ZONE FOR POPULAR SCHOOLS
 - TWO RECEPTION ROOMS
- SKILFULLY REFURBISHED DETACHED HOUSE
 - DRIVEWAY FOR TWO CARS
 - POPULAR RESIDENTS ROAD
 - MODERN FITTED KITCHEN
 - COUNCIL TAX BAND E