



Carlcott Close, Walton-upon-thames, KT12 2BF. Freehold





A three-bedroom detached modern home, set in a private gated community.

### Features

Semi-detached Three bedrooms  
Kitchen/diner/family room

Two bathrooms  
Well maintained garden  
Off-street parking

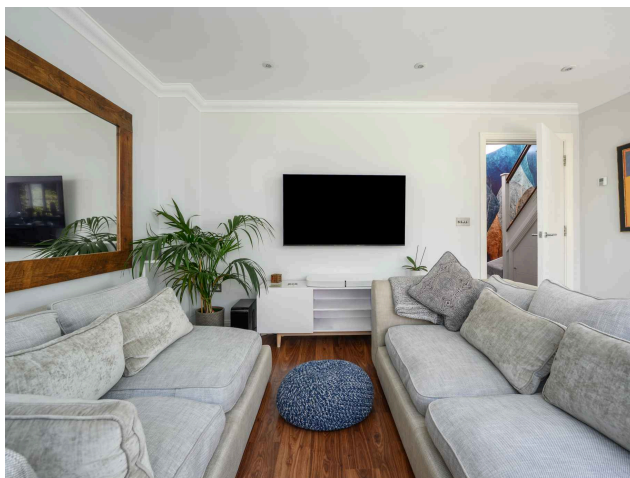
### About the property

A three-bedroom detached modern home, set in a private gated community.

The home internally offers plenty of living accommodation with the focal point to the space being to the rear with a large open-plan kitchen/diner/family room with bi-fold doors opening onto the garden. Upstairs there are three good size bedrooms with the principle room boasting a modern en-suite. There is plenty of space in the loft and potential to extend upwards to create a fourth bedroom, subject to planning permission.

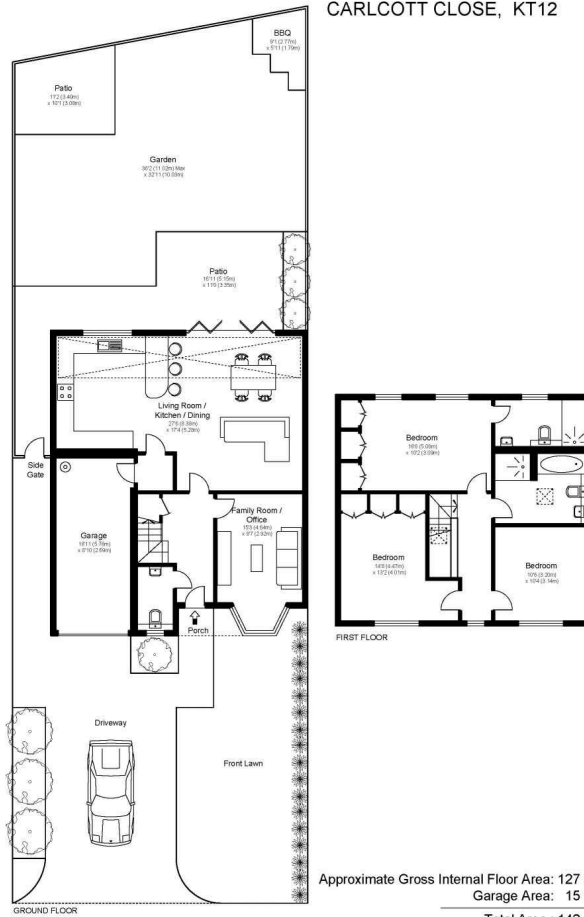
The home is finished with quality fixtures throughout, and is very efficient to run, the ground floor heating is under floor with an intelligent management system. Upstairs are traditional gas radiators. There is access to the garage internally and plenty of storage options. The rear garden benefits from the width of the plot and catches the sun facing south-easterly. To the front of the house is a driveway and a front garden area.

Located within central Walton-on-Thames, a short distance from the town centre amenities and within the catchment area for a good selection of local schools including Groveland's and the Ashley C of E school (please check catchments as they do change.) EPC Rating B.





CARLCOTT CLOSE, KT12



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			
(92 plus)	<b>A</b>		89
(81-91)	<b>B</b>	81	
(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>		
Net energy inefficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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