

73, Regency Gardens, Walton-On-Thames, Surrey, KT12 2BE

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

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



£880,000 Freehold

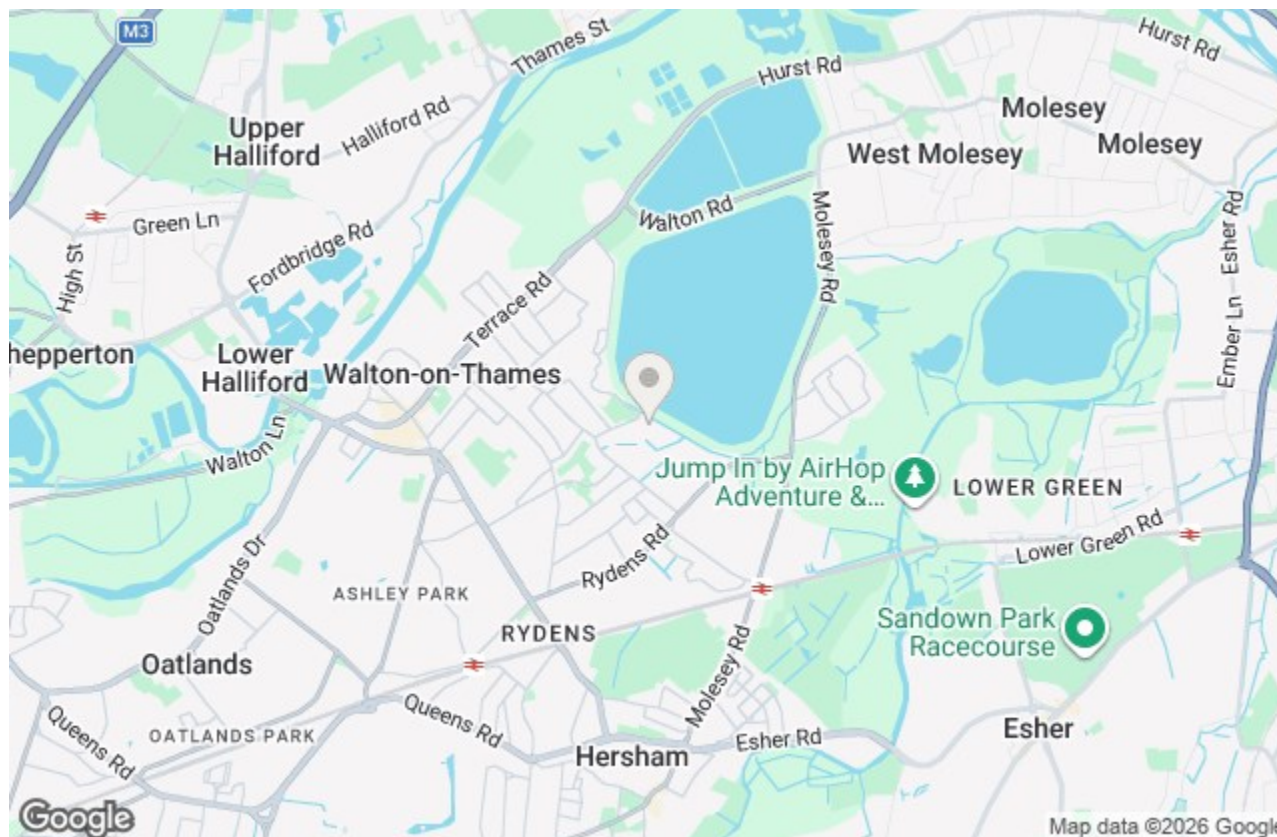
Perhaps enjoying one of the best locations in Regency Gardens of Walton-On-Thames overlooking the quiet wooded green, this skilfully extended five-bedroom detached house offers a perfect blend of modern living and comfort. As you approach the property, you will appreciate the convenience of private parking, ensuring ease for you and your guests.

Upon entering, you are welcomed into a spacious and inviting environment. The heart of the home is undoubtedly the large open-plan fitted kitchen and dining room, which boasts a stunning feature window that overlooks the private rear garden. The bifold doors seamlessly connect the indoor and outdoor spaces, creating an ideal setting for entertaining or enjoying family meals in the fresh air.

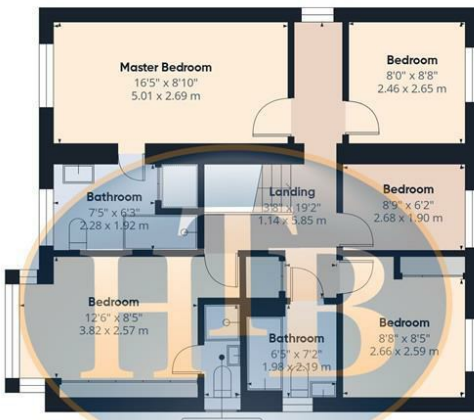
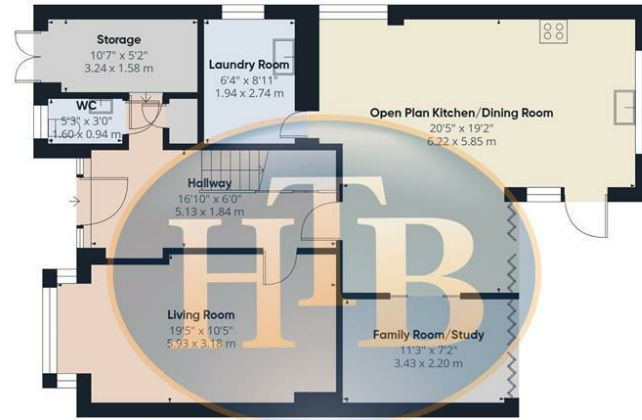
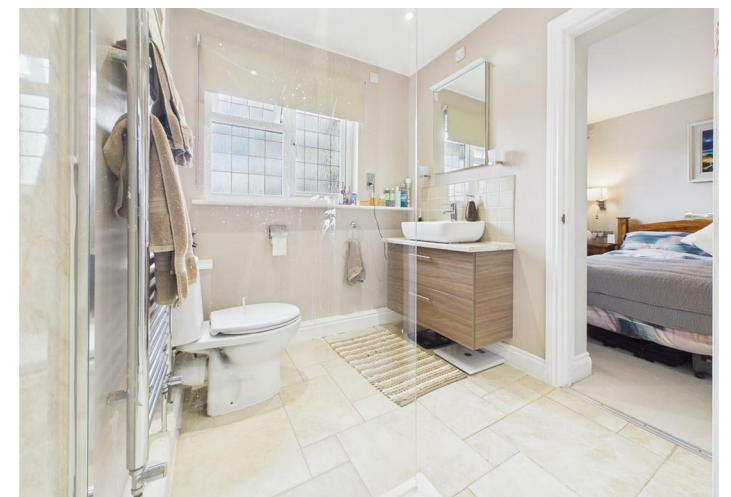
The ground floor also features a separate living room, providing a cosy retreat for relaxation. Additionally, a utility room, family room and a convenient downstairs WC enhance the practicality of this well-designed home.

Upstairs, you will find five generously sized bedrooms, two of which benefit from ensuite bathrooms, offering privacy and comfort for family members or guests. A well-appointed family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

The private rear garden is a delightful space, perfect for outdoor activities, gardening, or simply unwinding in a tranquil setting. This property is not just a house; it is a home that promises a lifestyle of comfort and convenience in a sought-after location. With its spacious layout and modern amenities, this residence is an excellent opportunity for families seeking a new place to call home.



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Approximate total area⁽¹⁾
1567 ft²
145.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- FIVE BEDROOM DETACHED FAMILY HOME
- SEPARATE UTILITY ROOM
- THREE BATHROOMS (TWO ENSUITE)
- OFF STREET PARKING ON PRIVATE DRIVE
- PRIVATE REAR GARDEN WITH SUNNY PATIOS
- SKILFULLY EXTENDED TO PROVIDE WONDERFUL OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- LIVING ROOM AND FAMILY ROOM
- POPULAR QUIET LOCATION WITH PICTURESQUE OUTLOOK
- MUST BE SEEN

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