JAMES NEAVE
THE ESTATE AGENTS



92 Sunbury Lane, Walton-on-Thames, Surrey, KT12 2HY

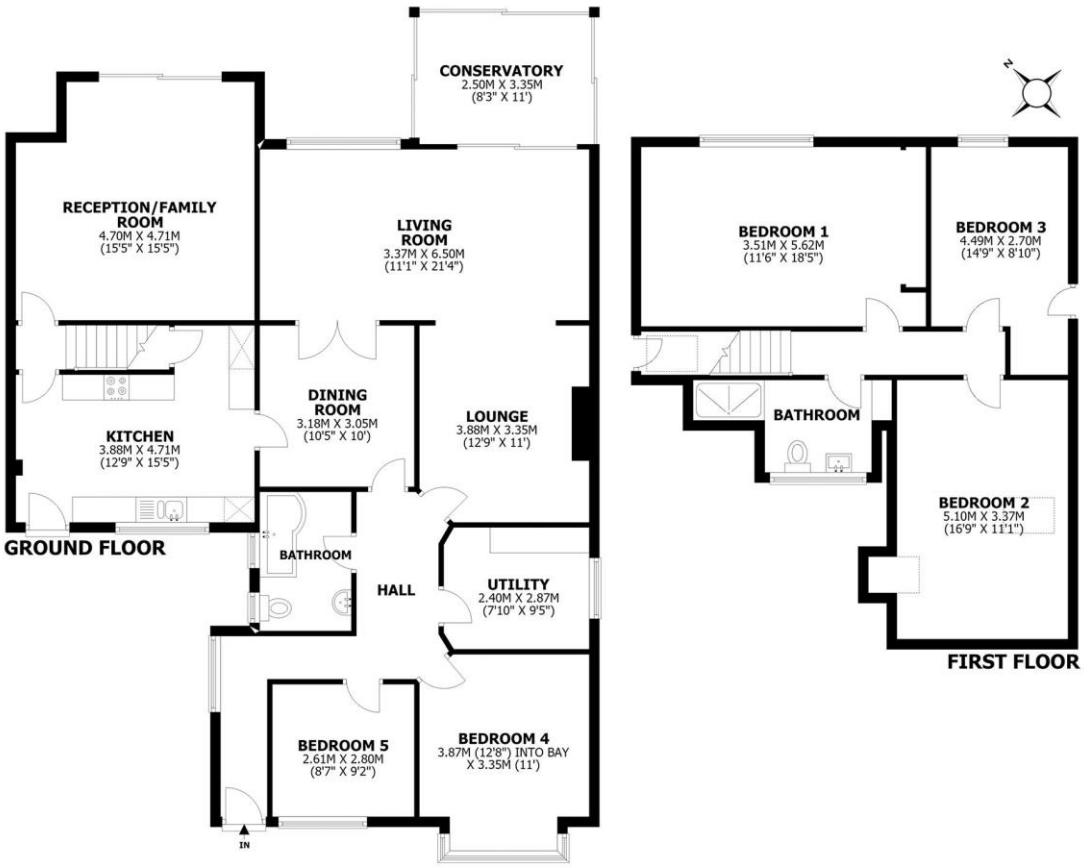
£750,000





Sunbury Lane, Walton-on-Thames, KT12

Total area: approx. 200.3 sq. metres (2156.5 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be replied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered for sale with no onward chain, this substantial and deceptively spacious detached chalet-style home occupies a popular residential road, moments from the River Thames and highly regarded local schools. Providing almost 2,200 sq. ft. of versatile accommodation, the property currently offers a layout capable of providing up to six bedrooms, making it an excellent opportunity for those looking for space and flexibility. There is also enormous scope to remodel and improve, if desired, allowing a purchaser to adapt the accommodation to suit their own requirements. The accommodation is arranged over two floors, with three bedrooms on the first floor, together with a family shower room. On the ground floor, there is a spacious L-shaped living/dining room, a separate family room and a recently installed conservatory overlooking the rear garden. The refitted kitchen offers an extensive range of fitted units, complemented by a separate utility room and an additional family bathroom. Outside, the property benefits from a block-paved driveway providing off-road parking for multiple cars, whilst the good-sized rear garden features a large lawn, patio area and garden shed. Further benefits include gas-fired central heating to radiators and UPVC double-glazed windows. The location is a real highlight, with the property set along a quiet and popular residential road which leads directly onto the River Thames towpath. From here, there are some lovely riverside walks towards Weybridge and Hampton Court, with a selection of popular riverside pubs along the way. Walton town centre is also within easy walking distance, offering supermarkets, eateries and coffee shops, together with The Heart shopping centre. The Xcel Leisure Centre is just a short walk away, whilst highly regarded local schools include Heathside, Grovelands and the new Hopescourt school. A fantastic opportunity to acquire a substantial home in a sought-after riverside location, with the space, versatility and potential to create something truly special. EPC Rating D.













AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.