

JAMES NEAVE
THE ESTATE AGENTS



54 Sidney Road, Walton-on-Thames, Surrey, KT12 2LY

£800,000



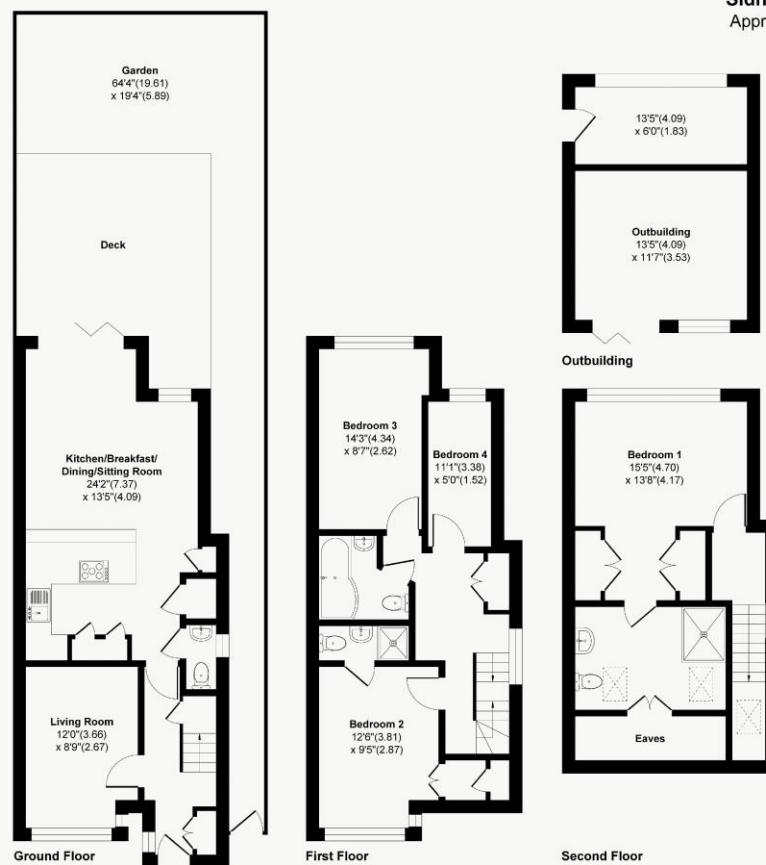
Sidney Road, Walton on Thames, KT12

Approximate Area = 1,356 sq ft / 125.97 sq m

Outbuilding = 243 sq ft / 22.57 sq m

Total = 1,599 sq ft / 148.54 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents by FJcam Productions.



This beautifully presented and extended four-bedroom semi-detached home offers superbly balanced accommodation, finished to an excellent standard throughout. With three bathrooms, a stunning recently completed loft conversion, an open-plan kitchen/lounge/diner, a separate front reception room and a substantial garden room, this is a fantastic family home with plenty to offer. The front porch leads into a welcoming interior, with the front reception room currently arranged as a day room/playroom, although it could equally serve as a formal dining room or additional sitting room. Wood flooring runs throughout the ground floor, complemented by attractive design features including wall panelling and coving, which continue upstairs. To the rear, the impressive open-plan kitchen/lounge/diner provides a fantastic space for everyday family life and entertaining. The horseshoe-shaped kitchen incorporates a breakfast bar and fitted appliances, while recently installed bi-folding doors open directly onto the south-facing rear garden, allowing the inside and outside spaces to flow together. A downstairs WC and useful storage cupboard complete the ground floor. There is also planning permission to further extend the ground floor space (Application No: 2023/0525). The first floor offers three bedrooms, including a front bedroom with its own en-suite shower room and a large cupboard, alongside a family bathroom. A useful utility and airing cupboard houses a washer-dryer, keeping laundry facilities conveniently tucked away. Occupying the entire loft space, the recently finished main suite is a real highlight. Beautifully designed, it features an excellent-sized bedroom with 2.4m ceilings, a dedicated dressing area with impressive walk through wardrobe space and a superb en-suite bathroom with a walk-in shower and Parker Howley vanity unit. Concealed air conditioning adds further comfort, while the home also benefits from an MVHR system, providing a continuous supply of fresh, filtered air while retaining heat. Outside, the mature south-facing garden features an established apple tree and provides a lovely setting for relaxing and entertaining. The large, air-conditioned garden room is an excellent addition, currently arranged as a home office and gym, with Cat 5 Ethernet connectivity. Positioned to the rear of the garden room is a substantial storage room, accessed via a side door and fitted with a roller door to the rear, providing useful additional storage space. There is also off-street parking to the front. A particularly useful feature is the rear access onto Kings Close, directly behind Elmgrove Recreation Ground, with its fantastic children's play area and an easy route through towards Walton town centre. The location is ideal for families and commuters alike, with popular local schools nearby and Walton-on-Thames town centre offering a variety of shops, supermarkets, coffee shops, eateries and the Everyman Cinema. Walton mainline station is approximately a 20-minute walk away, with fast direct services to London Waterloo in as little as 22 minutes. The River Thames towpath is also within easy reach, offering lovely riverside walks towards Hampton Court and Weybridge, along with popular riverside pubs. The Xcel Leisure Complex provides further leisure and sporting facilities nearby. Combining excellent living space, a high-quality loft conversion, useful outbuildings and a convenient location, this is a superb family home with plenty of flexibility for modern living. 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.