

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	79
(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		



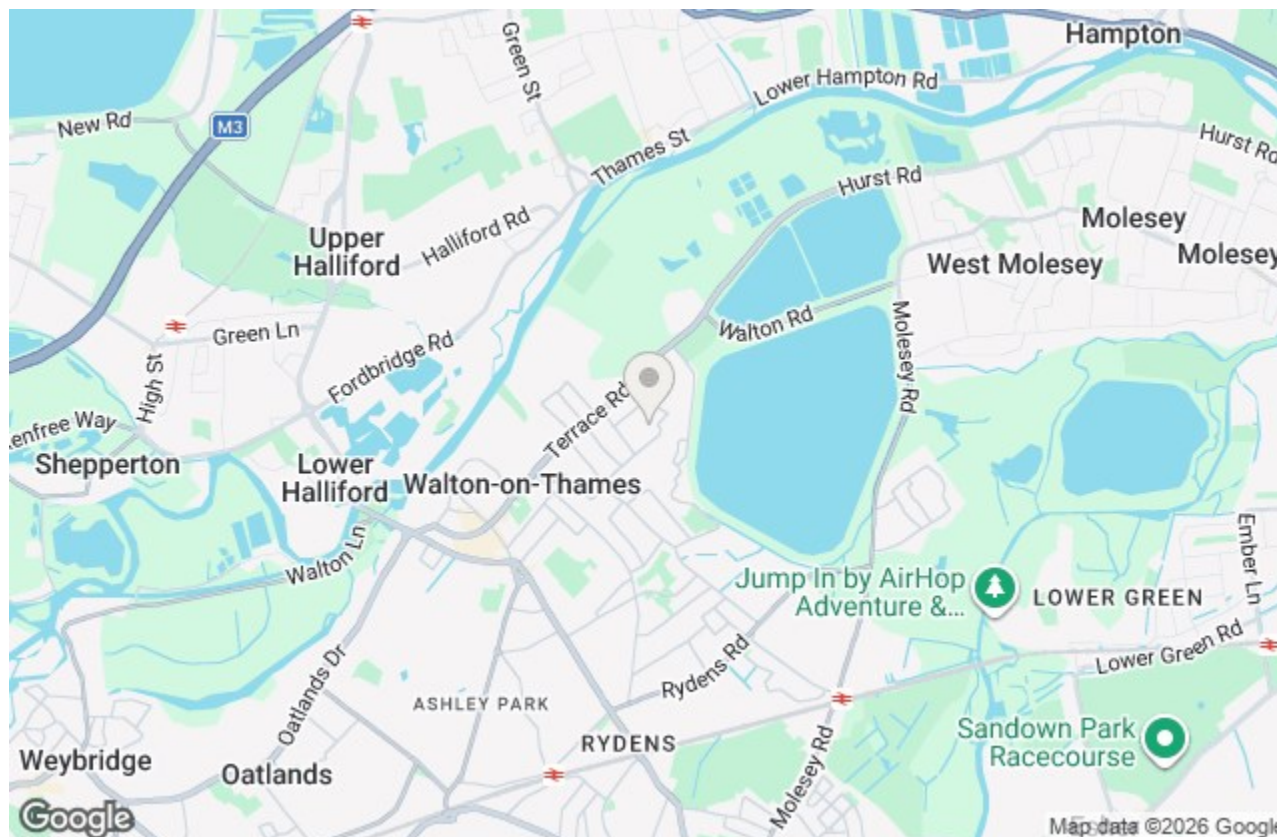
Offers In Excess Of £425,000 Freehold

Located in a cul-de-sac section Carlton Road in the charming town of Walton-On-Thames, this delightful three-bedroom family home is now available for sale for the first time in over 50 years. This property presents a wonderful opportunity for those looking to create their dream home, as it requires some cosmetic updating, allowing you to put your own personal touch on the space.

Upon entering, you will find a spacious lounge and dining area, perfect for family gatherings and entertaining guests. The kitchen, which offers ample room for a small table, features a door that leads directly to the rear garden, providing a seamless connection between indoor and outdoor living. The garden itself is a lovely space, ideal for enjoying the fresh air or hosting summer barbecues.

This home is offered with no onward chain, making the buying process more straightforward for potential purchasers. Its location is particularly appealing, situated within easy reach of local schools, shops, and the picturesque River Thames, making it an ideal choice for families and those who appreciate the convenience of nearby amenities.

In summary, this property on Carlton Road is a fantastic opportunity for anyone looking to invest in a family home in a sought-after area. With its spacious layout and potential for improvement, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this house your own. Call our Walton office on 01932 222266



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



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

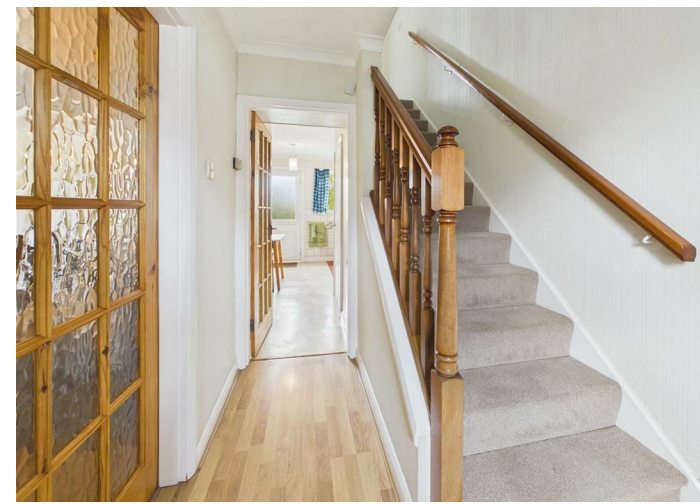


Approximate total area⁽¹⁾
884 ft²
82.2 m²

(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



- THREE BEDROOMS
- NO ONWARD CHAIN

- SOME COSMETIC UPDATING REQUIRED
- EPC C

- COUNCIL TAX BAND D

- CUL-DE-SAC SECTION OF CARLTON ROAD
- CLOSE TO LOCAL SCHOOL, SHOPS AND RIVER THAMES TOW PATH
- GOOD SIZE REAR GARDEN WITH BRICK BUILT SHED
- EXCELLENT OPPORTUNITY TO MODERNISE AND ADD VALUE

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