

26, Keyword Drive, Walton-On-Thames, KT12 5EH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	



£700,000 Freehold

Situated within a popular modern development built in 2021, this beautifully presented three-bedroom semi-detached home offers spacious and contemporary accommodation throughout, making it an ideal purchase for families, first-time buyers and downsizers alike.

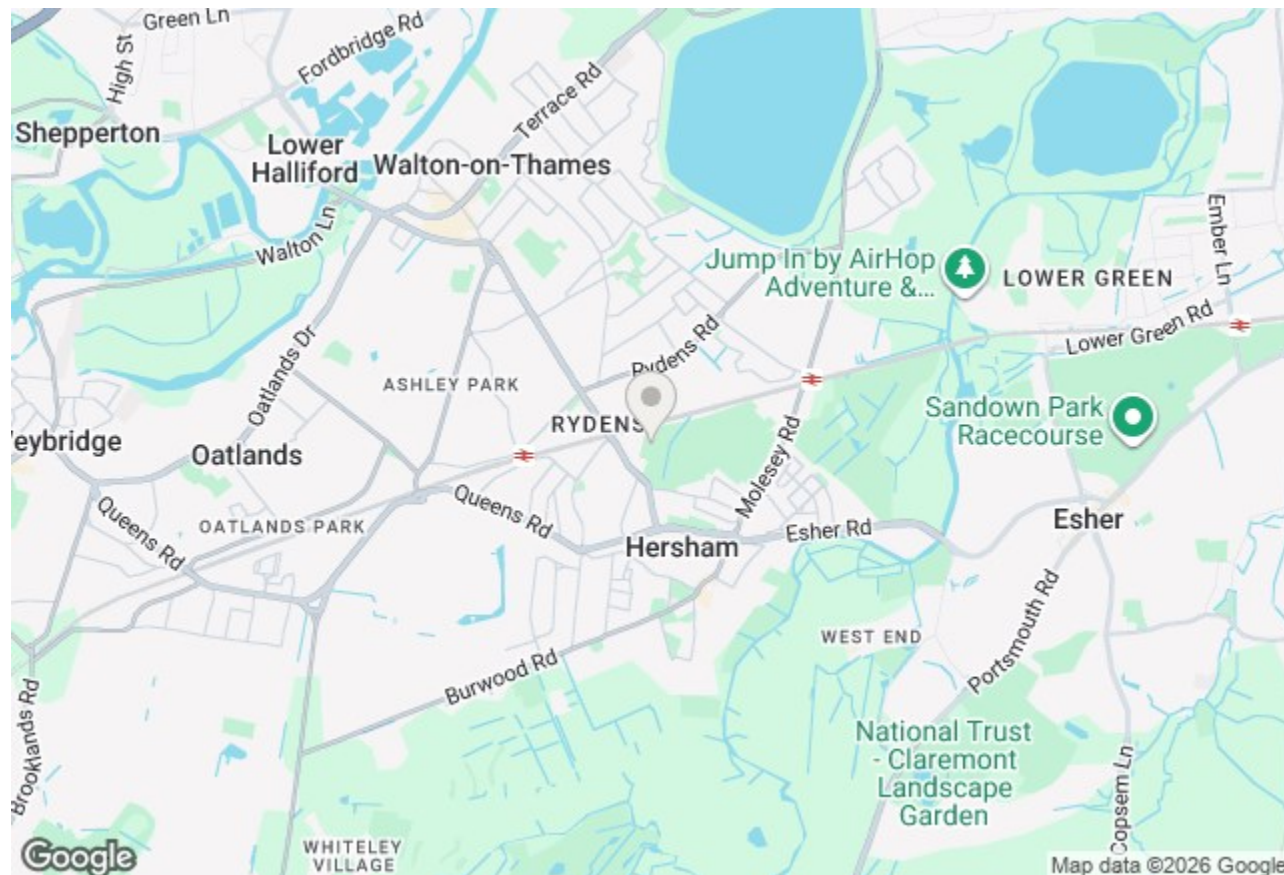
The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a bright and spacious living room, and an impressive open-plan kitchen/dining room fitted with modern units and integrated appliances. The dining area provides ample space for entertaining and enjoys direct access to the sunny rear garden through French doors.

Upstairs, the property offers three genuine double bedrooms, including a generous principal bedroom benefitting from built-in storage and a stylish en-suite shower room. Two further double bedrooms are served by a modern family bathroom.

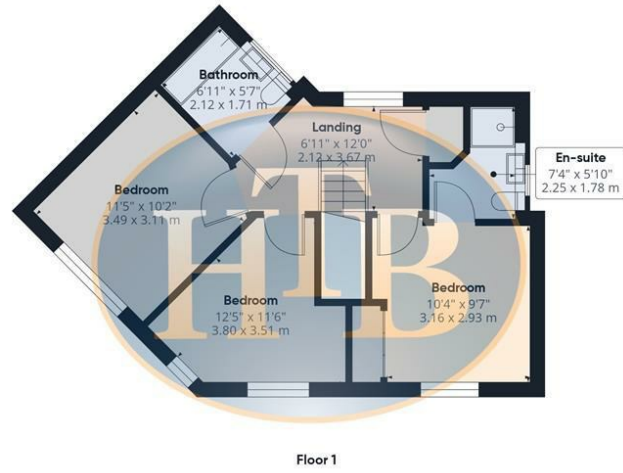
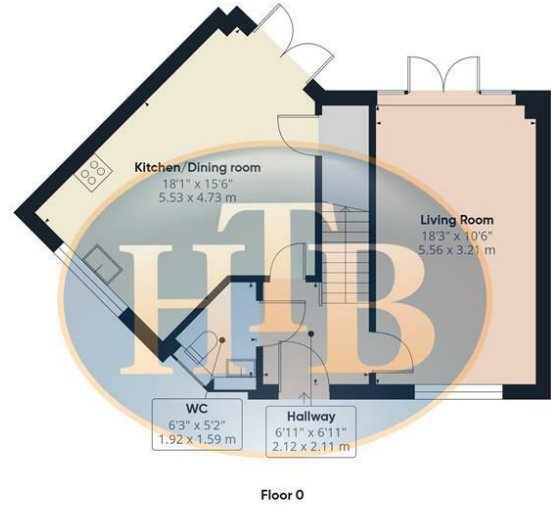
Externally, the property enjoys a private and sunny rear garden with a patio area, ideal for outdoor dining and relaxing. To the front and side, there is driveway parking for multiple vehicles.

Keyword Drive is ideally positioned for families, being within easy reach of a number of highly regarded local schools. Walton-on-Thames mainline station is also conveniently accessible, providing regular services into London Waterloo in approximately 25 minutes, making this an excellent choice for commuters. Walton town centre, The Heart Shopping Centre, local parks and a range of leisure facilities are all close by.

Offered in excellent condition throughout and benefiting from the remainder of its NHBC warranty, this modern home is ready for immediate occupation.



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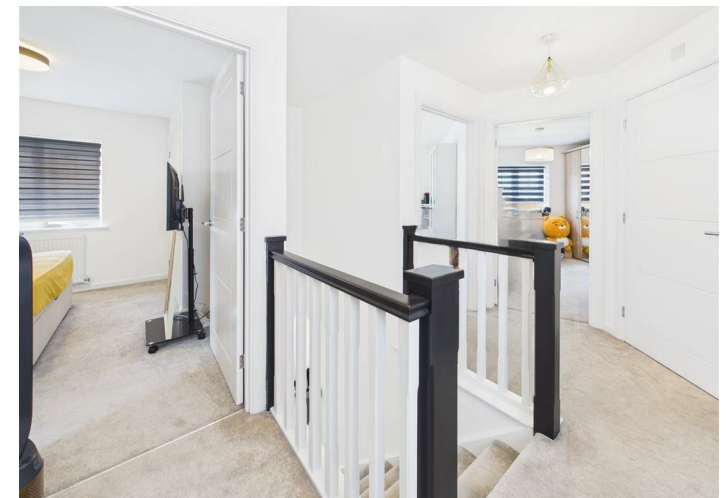
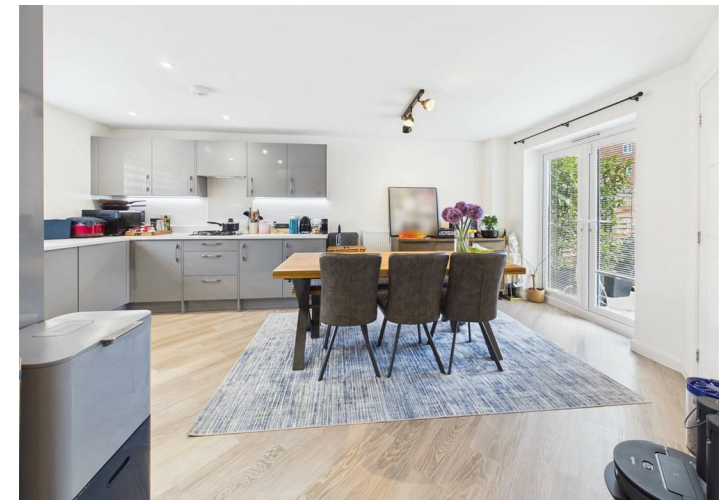
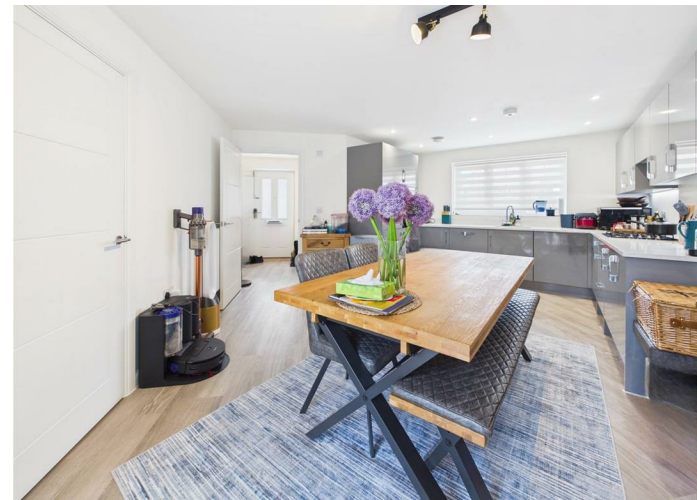
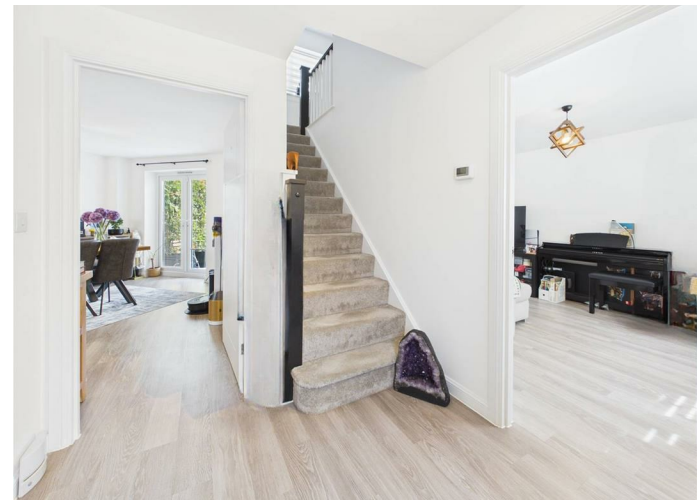


Approximate total area^m
1013 ft²
94 m²

(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.

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- • Modern semi-detached home built in 2021
- • Three double bedrooms
- • Principal bedroom with en-suite shower room
- • Family bathroom
- • Downstairs WC
- • Driveway parking
- • Remaining NHBC warranty
- • Open-plan kitchen/dining room
- • Convenient for Walton-on-Thames station