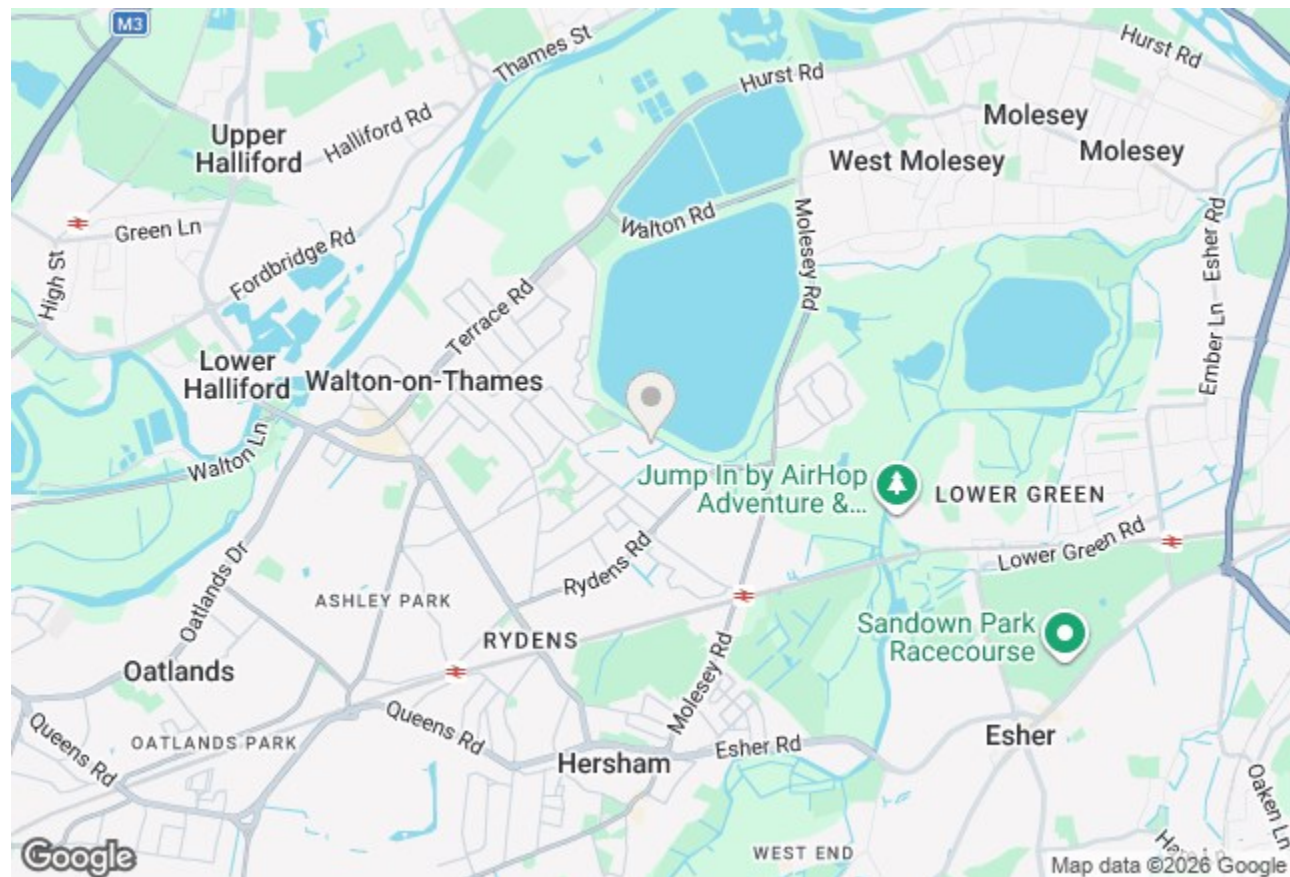


47, Regency Gardens, Walton-On-Thames, KT12 2BE

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	



Offers In Excess Of £850,000 Freehold

Harmes Turner Brown are delighted to offer this substantially extended four-bedroom detached family home, situated in the highly sought-after Regency Gardens in Walton-on-Thames.

The property has been thoughtfully extended to both the ground and first floors, creating an excellent amount of living space ideally suited to modern family life.

The ground floor features a particularly spacious living room providing plenty of room for both seating and entertaining. To the rear, the extended accommodation incorporates a large kitchen and dining/family area, with underfloor heating to the dining area and direct access out to the garden. There is also the added convenience of a downstairs WC.

Upstairs are four bedrooms, with the impressive principal bedroom having been significantly enlarged as part of the extension. This excellent room benefits from a generous en-suite shower room with underfloor heating, while the remaining bedrooms are served by the family bathroom.

Outside, the property enjoys a good-sized south-west facing rear garden, offering an excellent aspect for afternoon and evening sunshine. To the front is a substantial driveway providing off-street parking for several vehicles.

Regency Gardens is a highly regarded residential location in Walton-on-Thames, making this an excellent opportunity for families looking for a spacious detached home with generous accommodation in a desirable setting.

Early viewing is highly recommended.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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0208 001 8385

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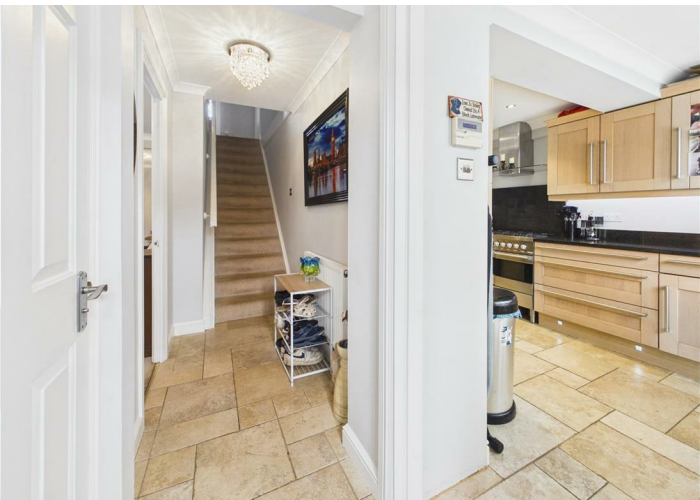
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Regency Gardens, Walton-On-Thames, KT12 2BE



- Four-bedroom detached family home
- Impressive principal bedroom with large en-suite
- Spacious living room
- South-west facing rear garden
- Substantially extended to the rear and first floor
- Underfloor heating to the en-suite and dining area
- Large kitchen with extended dining/family area
- Sought-after Regency Gardens location in Walton-on-Thames