

## 57, Stoke Road, Walton-On-Thames, Surrey, KT12 3DD

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            | <b>75</b> |
| (39-54) <b>E</b>                            | <b>59</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |



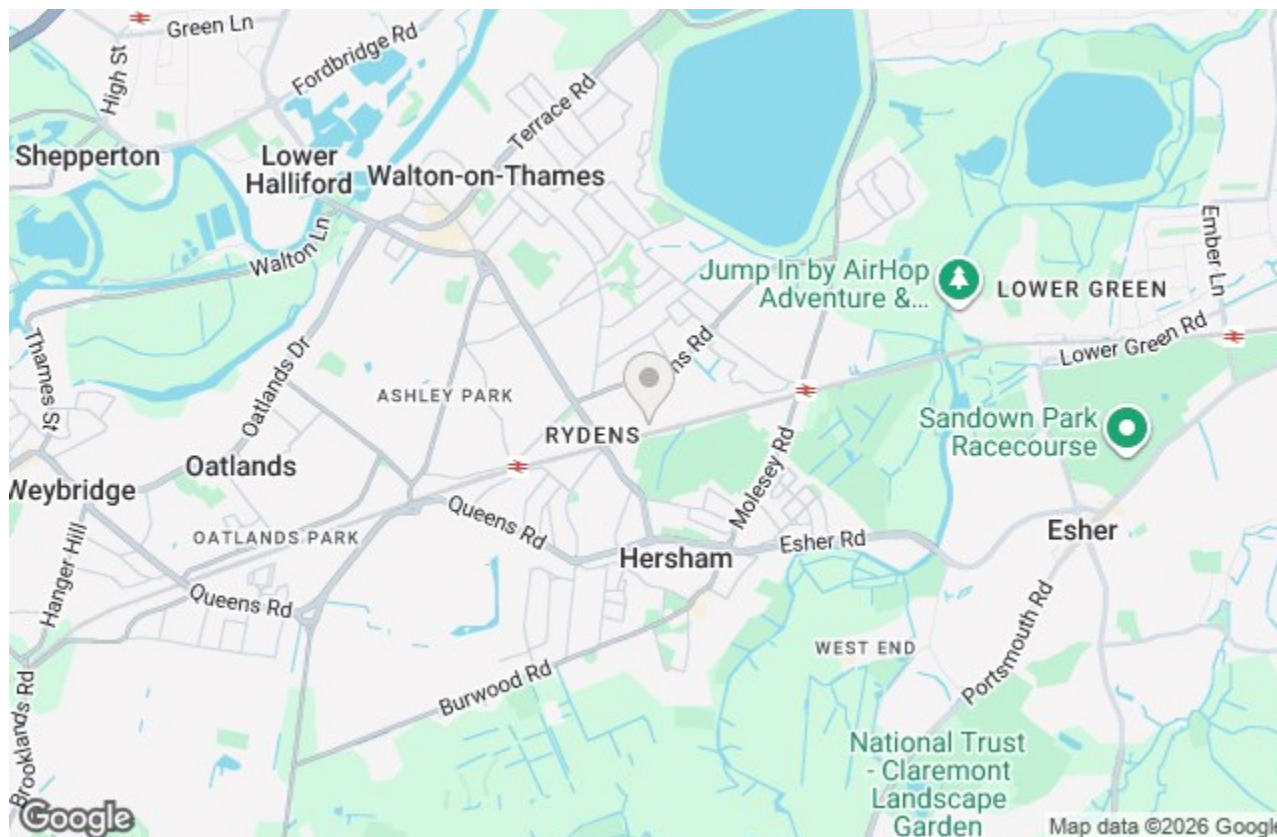
### £850,000 Freehold

Located on the very popular Stoke Road, Walton-On-Thames, this charming detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space. The two contemporary bathrooms ensure convenience for all residents, while the downstairs cloakroom adds an extra touch of practicality.

The heart of the home features three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or family gatherings. The good-sized kitchen is well-equipped for culinary enthusiasts, and the separate utility room enhances functionality, making household chores a breeze.

One of the standout features of this property is the generous rear garden, complete with a summer house which could benefit from further enhancement. Off-street parking for three vehicles at the front of the house adds to the convenience, ensuring that parking is never a concern.

Situated in a popular location, this home is within easy reach of Walton Station, making it an excellent choice for commuters. With its combination of modern amenities and a welcoming atmosphere, this property is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home. Call 01932 222266.



# Stoke Road, Walton-On-Thames, Surrey, KT12 3DD



Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
 1870 ft<sup>2</sup>  
 173.9 m<sup>2</sup>  
 Reduced headroom  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- FOUR BEDROOMS
- THREE RECEPTIONS
- APPROX 1/2 MILE TO STATION
- GOOD SIZE REAR GARDEN
- EPC D

- TWO BATHROOMS
- UTILITY ROOM
- POPULAR RESIDENTIAL FAMILY ROAD
- SUMMER HOUSE WITH POWER
- COUNCIL TAX BAND F

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