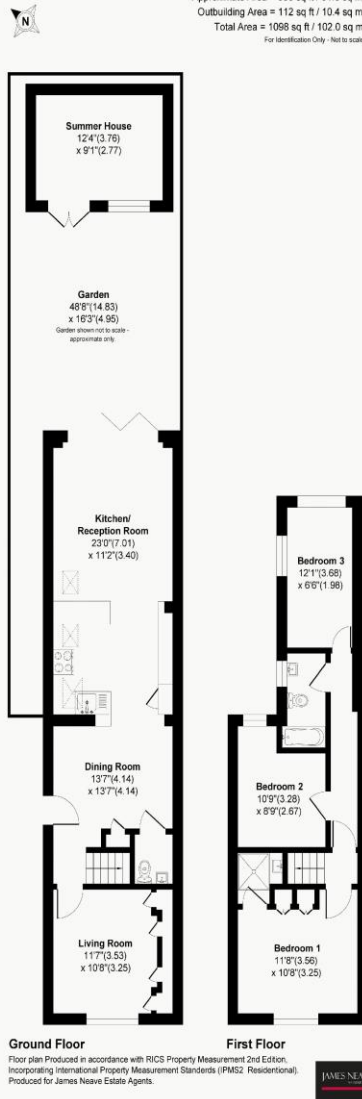




**8 Sunbury Lane, Walton-on-Thames, Surrey, KT12 2HU**

**£650,000**





Set along the ever-popular Sunbury Lane, just moments from picturesque towpath walks, local pubs and within easy reach of Walton town centre, this beautifully extended three-bedroom semi-detached cottage offers an exceptional blend of character, contemporary styling and practical family living. From the moment you step inside, the property immediately delivers a warm and thoughtfully designed feel. The spacious entrance hallway creates an impressive first impression whilst also offering a versatile additional reception area, ideal as a home office, reading space or relaxed snug. To the front of the home, the separate lounge provides a cosy yet elegant retreat, complete with fitted storage and tasteful finishes throughout - the perfect setting to unwind in the evenings. Undoubtedly the true heart of the home is the stunning rear kitchen/dining room. Beautifully extended and flooded with natural light via Velux windows and bi-folding doors, this impressive space has been designed perfectly for modern family living and entertaining alike. The high-gloss grey kitchen is finished to an exceptional standard with integrated appliances, a generous breakfast bar and ample storage, all seamlessly connecting to the rear garden. Upstairs, there are three well-proportioned bedrooms. The principal bedroom enjoys fitted wardrobes, stylish panelling and its own contemporary wet room, while the remaining bedrooms are serviced by a modern family bathroom. Externally, the rear garden has been designed for both relaxing and entertaining, featuring a patio area, lawn and a superb home office/hobby room positioned at the rear. Fully equipped with electricity, running water and WiFi, it provides an ideal environment for those working from home or seeking additional versatile space. To the front, the property benefits from private driveway parking together with an electric vehicle charging point, whilst additional parking is also readily available nearby. The property has also benefited from a number of significant recent improvements, including a whole-house air filtration system installed in 2024, a new boiler fitted in 2021, a new roof to the main house completed in 2019, a new flat roof installed in 2025, and new carpets fitted to the stairs and bedrooms in 2025, offering buyers complete peace of mind. Further enhancing the home's long-term appeal, there is excellent potential to extend into the loft, subject to the usual planning permissions. The location continues to impress, situated approximately half a mile from Walton town centre, offering an array of restaurants, supermarkets and The Heart shopping centre. Excellent local schools including Grovelands Primary and Heathside Secondary are nearby, alongside the Xcel Leisure Complex for fitness and recreation. A stylish and beautifully presented home in a highly desirable setting, offering turn-key accommodation with character, quality and future potential throughout.

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.