

Branksome Close, Walton-On-Thames, KT12

Walton-on-thames

£725,000

Bedrooms: 3

Bathrooms: 2

Receptions: 3

An extended and well-presented three-bedroom semi-detached family home, situated in a small cul-de-sac in Walton-on-Thames, offering spacious and versatile accommodation, a modern open-plan kitchen/dining room and off-street parking with an electric vehicle charging point.

The property has been thoughtfully extended to the rear, creating a generous, contemporary kitchen/dining room with a breakfast bar set-up, which forms the heart of the home. An adjoining utility room, positioned to the side of the kitchen, provides valuable additional storage and practical space for laundry and household appliances.

To the front of the property are two separate reception rooms, one of which has been created through a front extension, providing versatile living accommodation that could be used as a family room, playroom or home office. A downstairs WC completes the ground-floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom benefiting from built-in wardrobes and its own en-suite shower room. The remaining two bedrooms are served by a separate family bathroom.

Externally, the property benefits from a private driveway providing off-street parking, together with the added convenience of an electric vehicle charging point.










WHEN LIFE GIVES YOU A LEMON
YOU MUST EAT THE LEMON





Branksome Close, Walton-On-Thames, KT12 3BE

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1345644)

Bedrooms: 3

Bathrooms: 2

Receptions: 3

Location

Branksome Close is a small residential cul-de-sac situated off Rydens Road, conveniently positioned between Walton-on-Thames and Hersham. The location offers an excellent combination of residential surroundings, local amenities, schooling and transport connections.

For commuters, Hersham railway station is approximately 0.4 miles away, providing direct services into London Waterloo. Walton-on-Thames railway station is also within easy reach, approximately 1.1 miles away, offering further rail connections into London and towards Surrey.

The property is conveniently located for everyday amenities, with local shops and supermarkets nearby, while Hersham Village offers a selection of independent shops, cafés and services. Walton-on-Thames town centre provides a wider range of shopping, restaurants and leisure facilities, including The Heart Shopping Centre.

Families are particularly well catered for, with a number of schools in the surrounding area. Walton Oak Primary School is approximately 0.3 miles away, while Cardinal Newman Catholic Primary School, Bell Farm Primary School and Three Rivers Academy are also nearby. Independent schooling options include Danesfield Manor School.

For those who enjoy spending time outdoors, the surrounding area offers a variety of parks and recreational spaces, including nearby Fishmore Park, while the River Thames and its attractive riverside walks are accessible from Walton-on-Thames town centre.







Pacey Wingent Dickson Property Partnership Limited

197 Lower Road, Great Bookham, KT23 4DG

01372 456 804

info@pwdproperty.co.uk

https://pwdproperty.co.uk/