

## 51, The Grove, Walton on Thames, Surrey, KT12 2HS

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>64</b>	<b>70</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 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 2002/91/EC		



### Guide Price £535,000 Freehold

A charming and deceptively spacious two/three bedroom cottage, thoughtfully extended to the front and rear to create versatile accommodation with excellent natural light throughout.

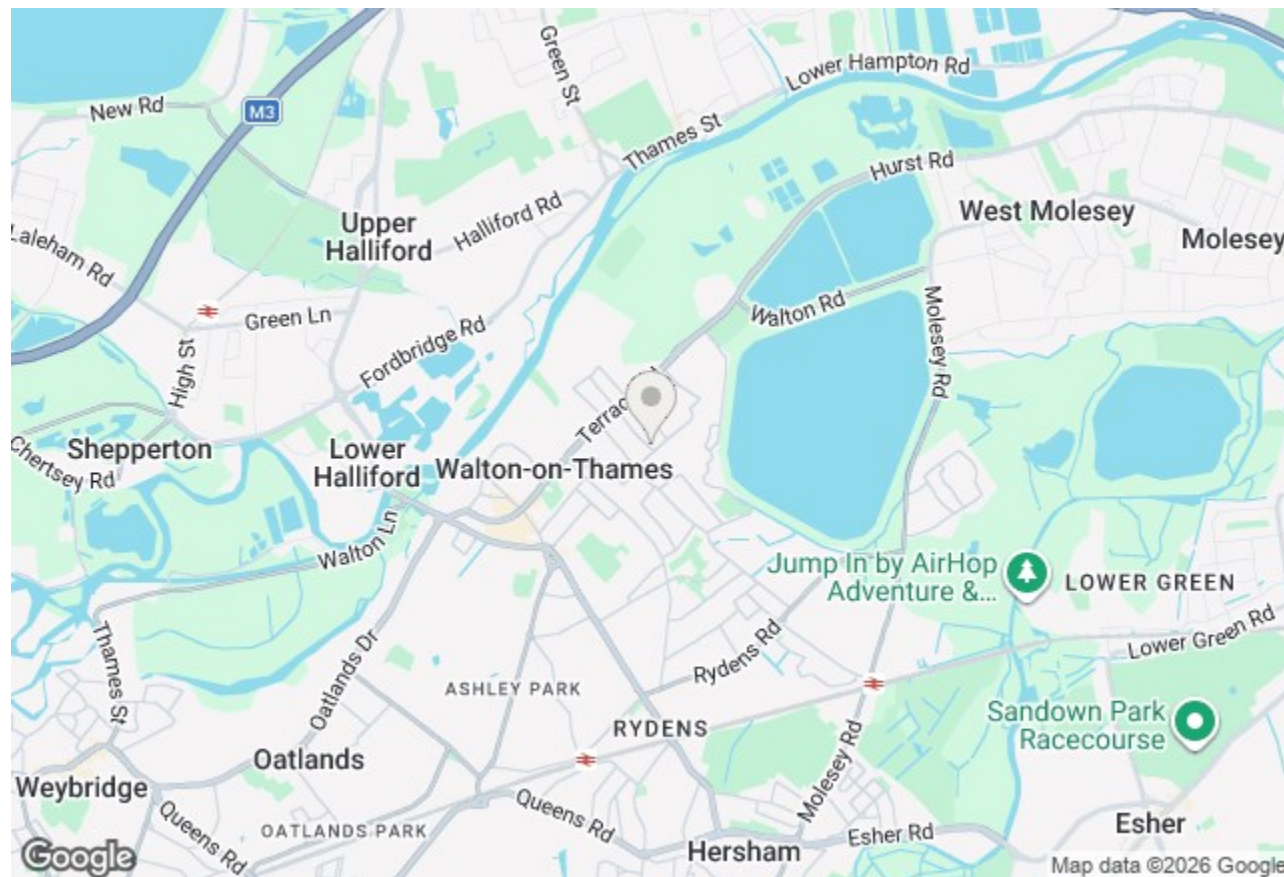
The property benefits from a newly laid block paved double driveway with external electric points, regularly used for electric car charging and an extended entrance porch with original tiled flooring and fitted storage. The front reception room features a real working fireplace, while the handcrafted painted wooden cottage kitchen offers bespoke cupboards, shelving and dressers along with a generous dining area.

A second extended reception room provides flexible space and has previously been used as a granny annexe, complemented by a modern downstairs en-suite shower room. There is also a separate utility room with washer, dryer and deep sink.

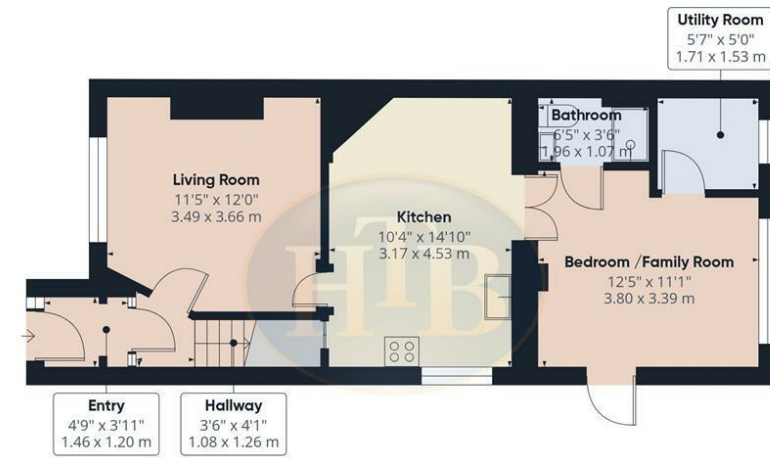
Upstairs are two large double bedrooms, one with fitted furniture and one with an original fireplace, along with a family bathroom with bath and shower. Amtico style flooring runs through the house, with carpeted stairs and clever bespoke storage throughout.

The private cottage garden is well secluded and designed for low maintenance, with mature planting and seating areas along with useful hot & cold water taps. A double garage with electric door is accessed via the rear access road, with additional garden access gates.

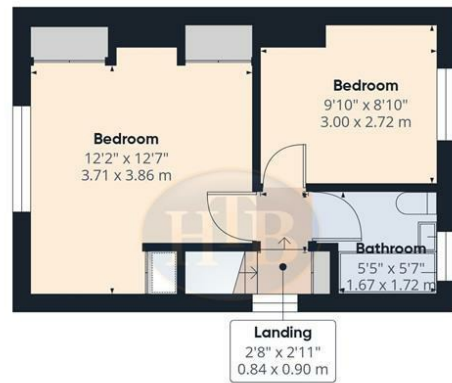
Ideally located for local shops, river walks, schools and both stations.



# The Grove, Walton on Thames, Surrey, KT12 2HS



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>  
1095 ft<sup>2</sup>  
101.8 m<sup>2</sup>

(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.

GIRAFFE360

- NO CHAIN
- CHARMING AND DECEPTIVELY SPACIOUS TWO/THREE BEDROOM COTTAGE
- SECOND RECEPTION ROOM OFFERS VERSATILE LIVING SPACE
- BLOCK PAVED DOUBLE DRIVEWAY WITH ELECTRIC POINT
- TWO BATHROOMS BOTH WITH WC

- THOUGHTFULLY EXTENDED TO FRONT AND REAR
- HANDCRAFTED COTTAGE KITCHEN OFFERS BESPOKE STORAGE AND FAMILY DINING AREA
- SECLUDED COTTAGE GARDEN
- DOUBLE GARAGE WITH ELECTRIC DOOR
- UTILITY ROOM AND PORCH / CLOAKROOM