




58a, West Grove, Walton-On-Thames, KT12 5NX

| 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 CO2 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 CO2 emissions | | |
| England & Wales | | EU Directive 2002/91/EC |
| | |  |



Per Calendar Month £3,500 Per Calendar Month

AVAILABLE FEBRUARY 2026. Located in a cul-de-sac off of West Grove, Hersham, Walton-On-Thames, this stunning semi-detached house offers a perfect blend of modern living and traditional comfort. With four bedrooms spread over the top two storeys along with a luxuriously appointed en suite bathroom, family bathroom and study area this property is ideal for families seeking space and convenience.

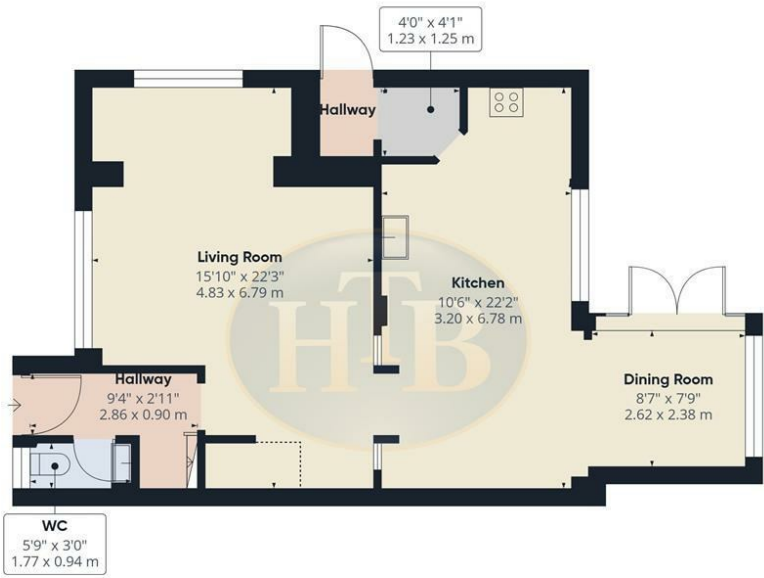
As you enter, you are welcomed by two elegantly decorated reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the impressive open-plan kitchen/family room, which seamlessly flows into the beautifully maintained gardens, creating an inviting atmosphere for both family gatherings and quiet evenings.

This spacious residence also features a convenient downstairs cloakroom, enhancing the practicality of everyday living. The property boasts off-street parking, along with a garage, ensuring that parking is never a concern.

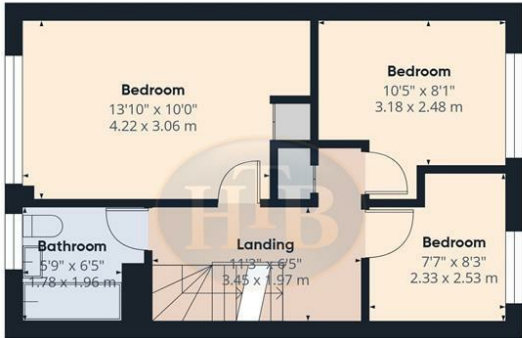
The house is thoughtfully designed across three storeys, with a fantastic top-floor extension that adds to the overall appeal and functionality of the home. This additional space can be tailored to suit your needs, whether as a home office, playroom, or guest suite.

In summary, this beautifully decorated family house in West Grove is a rare find, combining spacious living areas, modern amenities, and a lovely garden, all within a friendly community. It is an excellent opportunity for those looking to settle in a desirable location.

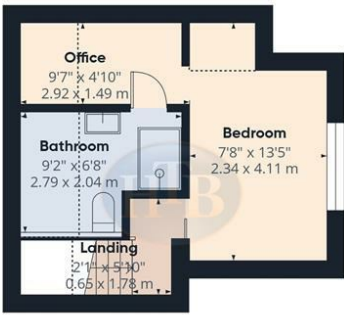
West Grove, Walton-On-Thames, KT12 5NX



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1426 ft²

132.6 m²

Reduced headroom

62 ft²

5.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

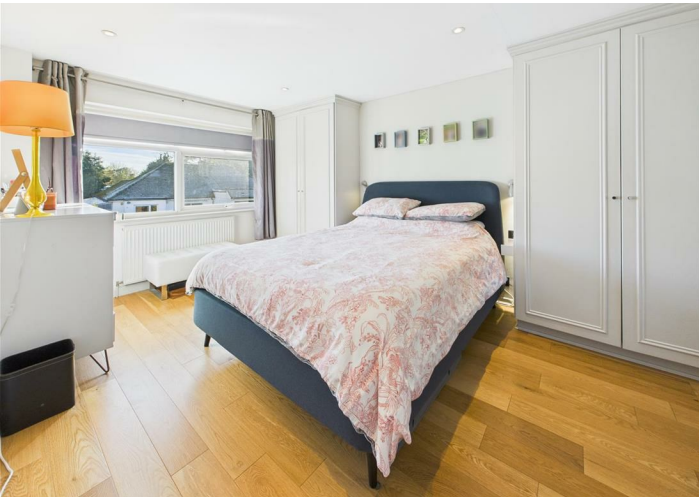
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- FOUR BEDROOMS
- SPACIOUS LIVING ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM

- EN SUITE TO MASTER
- STUNNING KITCHEN/FAMILY ROOM
- GARAGE AND OFF STREET PARKING
- BEAUTIFULLY PRESENTED



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