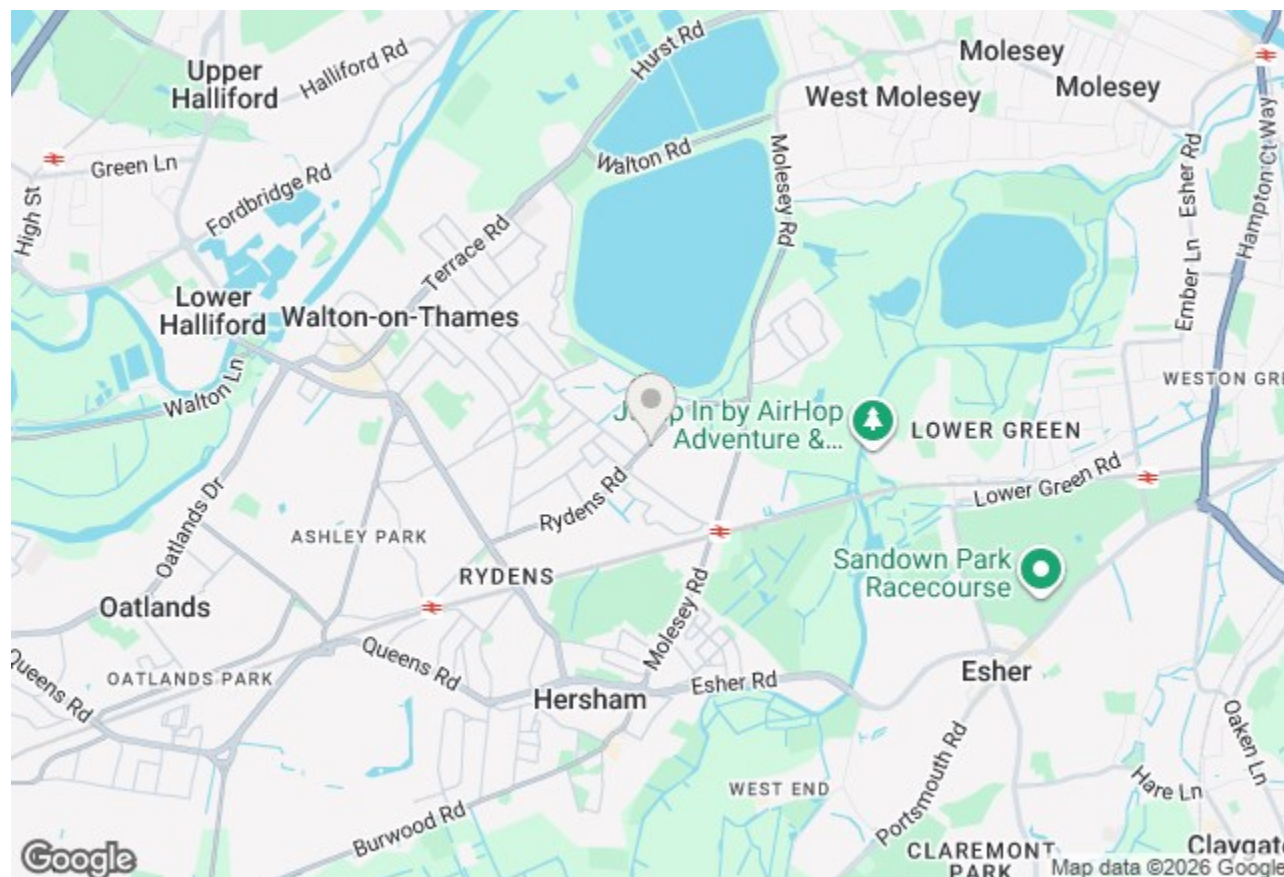


Harmes Turner Brown

82, Rydens Road, Walton-On-Thames, Surrey, KT12 3DR

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	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £550,000 Freehold

Harmes Turner Brown are delighted to offer this beautifully presented and skilfully extended family home, finished to an exceptional standard by the current owners. Situated in the highly sought-after Rydens area, the property is within easy walking distance of Walton-on-Thames and Hersham mainline station, making it ideal for commuters and families alike.

The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, downstairs cloakroom, bright and spacious living room, and a recently re-fitted kitchen/breakfast room with a separate utility room.

The first floor offers two generous double bedrooms and a contemporary family bathroom fitted with a stylish three-piece suite. The impressive second-floor extension creates a superb principal bedroom featuring built-in wardrobes, a Juliet balcony, and a modern en-suite shower room.

Outside, the rear garden is mainly laid to lawn with a private paved patio, and decking area ideal for entertaining. To the front, the property benefits from two allocated off-street parking spaces.

An internal viewing is highly recommended to fully appreciate the quality and space on offer. To arrange your viewing, contact Harmes Turner Brown on 01932 222266.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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45A High Street
Walton on Thames
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01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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45 Walton Road
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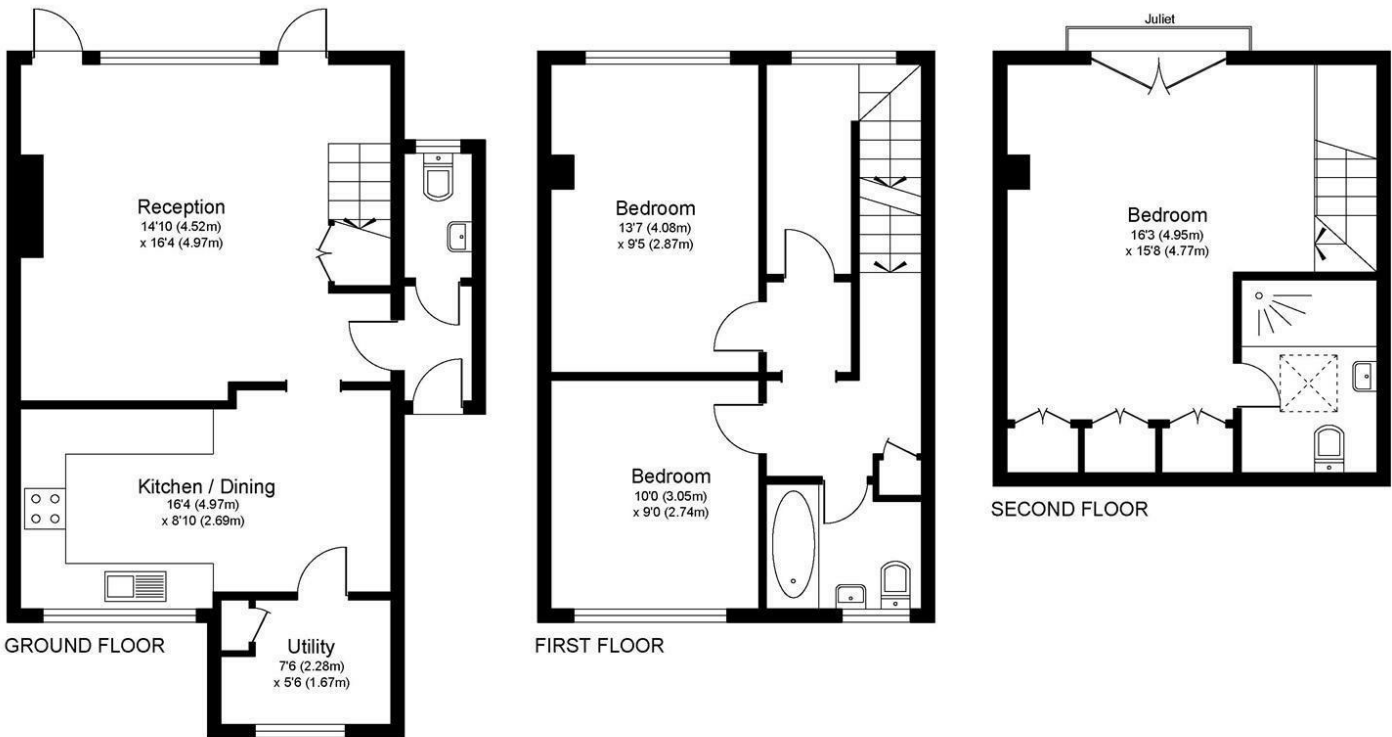


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Rydens Road, Walton-On-Thames, Surrey, KT12 3DR

RYDENS ROAD KT12



Approximate Gross Internal Floor Area: 104 m sq / 1123 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- THREE DOUBLE BEDROOMS
- POPULAR RYDENS AREA
- BEAUTIFULLY PRESENTED
- UTILITY ROOM
- JULIET BALCONY
- BEAUTIFUL LOFT ROOM WITH EN-SUITE
- SHORT WALK TO THE STATION
- OFF STREET PARKING
- MODERN FITTED KITCHEN

