

## 128, Carlton Road, Walton-On-Thames, KT12 2DQ

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>			
(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		



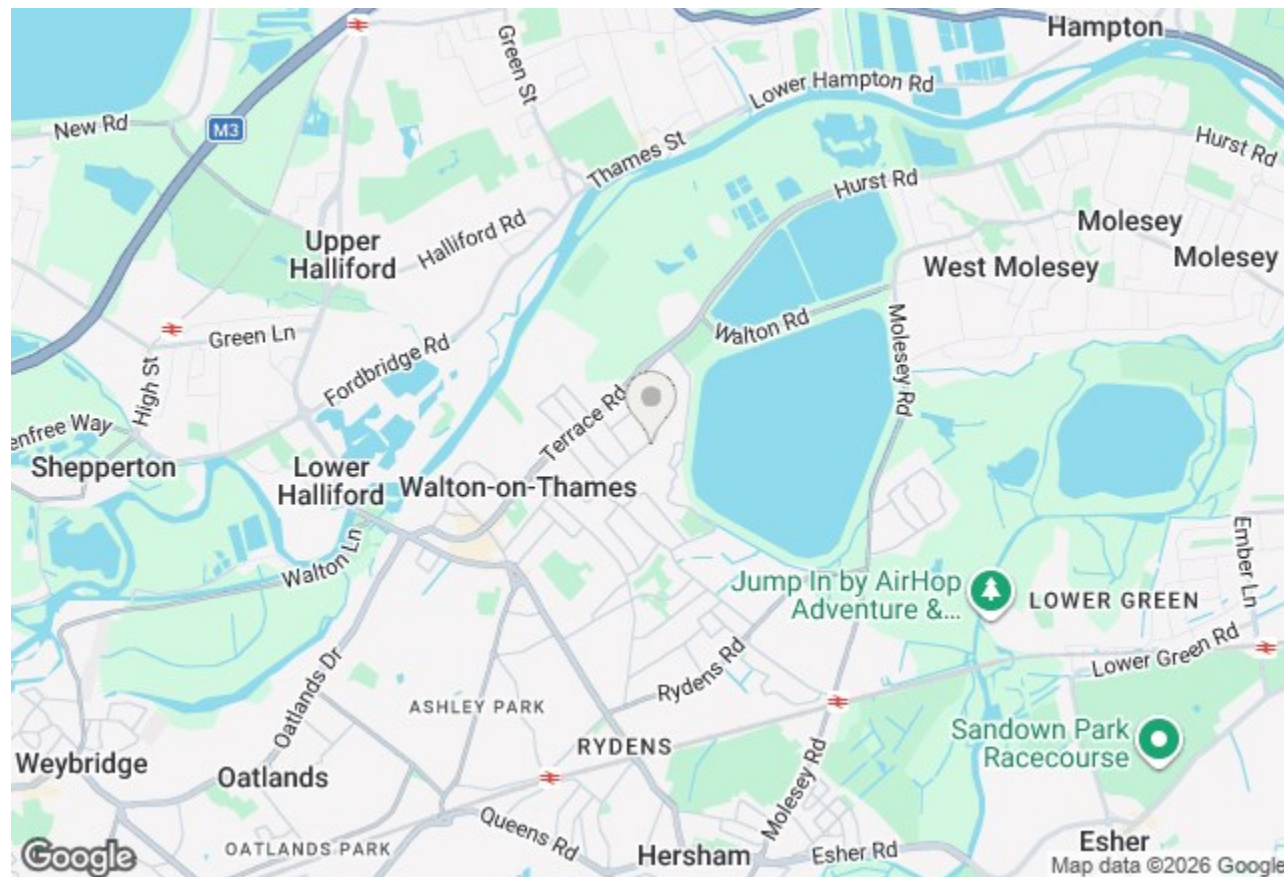
### Offers In Excess Of £539,000 Freehold

Located on Carlton Road in the charming town of Walton-On-Thames, this delightful three-bedroom family home offers a perfect blend of modern living and outdoor enjoyment. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The ground floor has been thoughtfully extended, creating a stunning living area complete with a contemporary media wall, ideal for family movie nights or hosting friends. The front aspect reception room would make a great dining room or additional living space. The kitchen area has a good range of units with built-in oven and hob and space for the usual appliances.

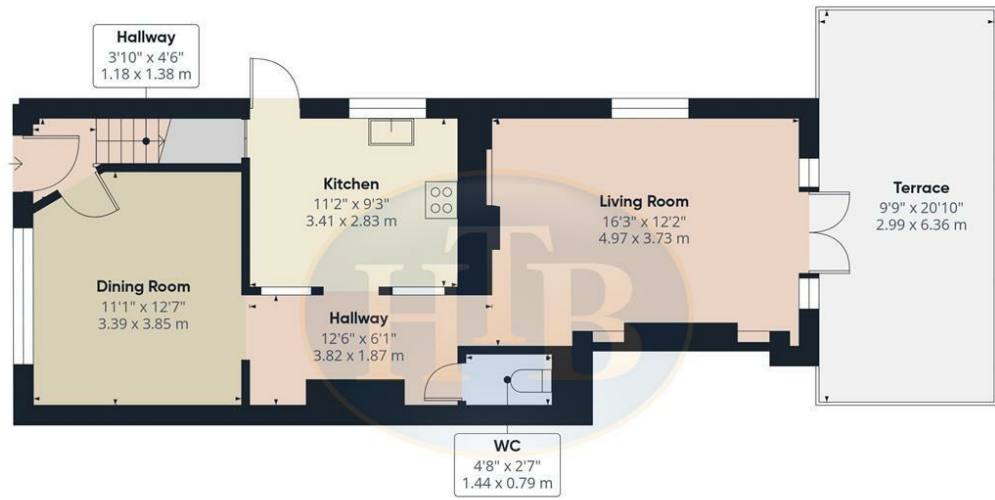
On the first floor are the three bedrooms and a modern family bathroom with shower over the bath. The highlight of this property is undoubtedly the detached brick-built annex located at the end of the beautifully landscaped garden. This versatile space comprises two rooms and a shower room, making it perfect for a home office, or a playroom for children.

The garden itself is a true oasis, featuring both patio and decked areas, perfect for alfresco dining or simply enjoying the sunshine. A wonderful built-in bar adds a unique touch, making it an ideal spot for summer gatherings. The private drive provides off-street parking for two vehicles, ensuring ease and security.

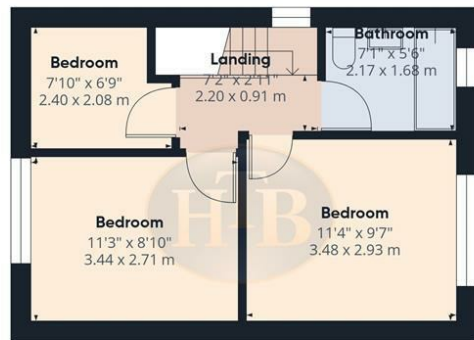
This property is not just a house; it is a home that offers comfort, style, and a fantastic outdoor lifestyle. With its prime location and impressive features, it is sure to appeal to families looking for a welcoming and functional space to call their own.



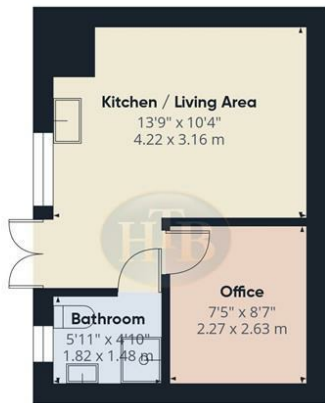
# Carlton Road, Walton-On-Thames, KT12 2DQ



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1129 ft<sup>2</sup>  
104.8 m<sup>2</sup>  
Balconies and terraces  
205 ft<sup>2</sup>  
19 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

- DETACHED BRICK BUILT OUTBUILDING WITH GAS CENTRAL HEATING COMPRISING TWO ROOMS AND A SHOWER ROOM
- THREE BEDROOMS
- EXTENDED LIVING ROOM WITH MEDIA WALL
- LOCATED WITHIN EASY REACH OF LOCAL SCHOOLS
- MUST BE SEEN

- STUNNING GARDEN WITH BUILT-IN COVERED BAR AREA
- DOWNSTAIRS CLOAKROOM
- TWO RECEPTION ROOMS
- SHORT WALK TO THE RIVER THAMES TOW PATH