

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 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	

61, Regency Gardens, Walton-On-Thames, KT12 2BE



£825,000 Freehold

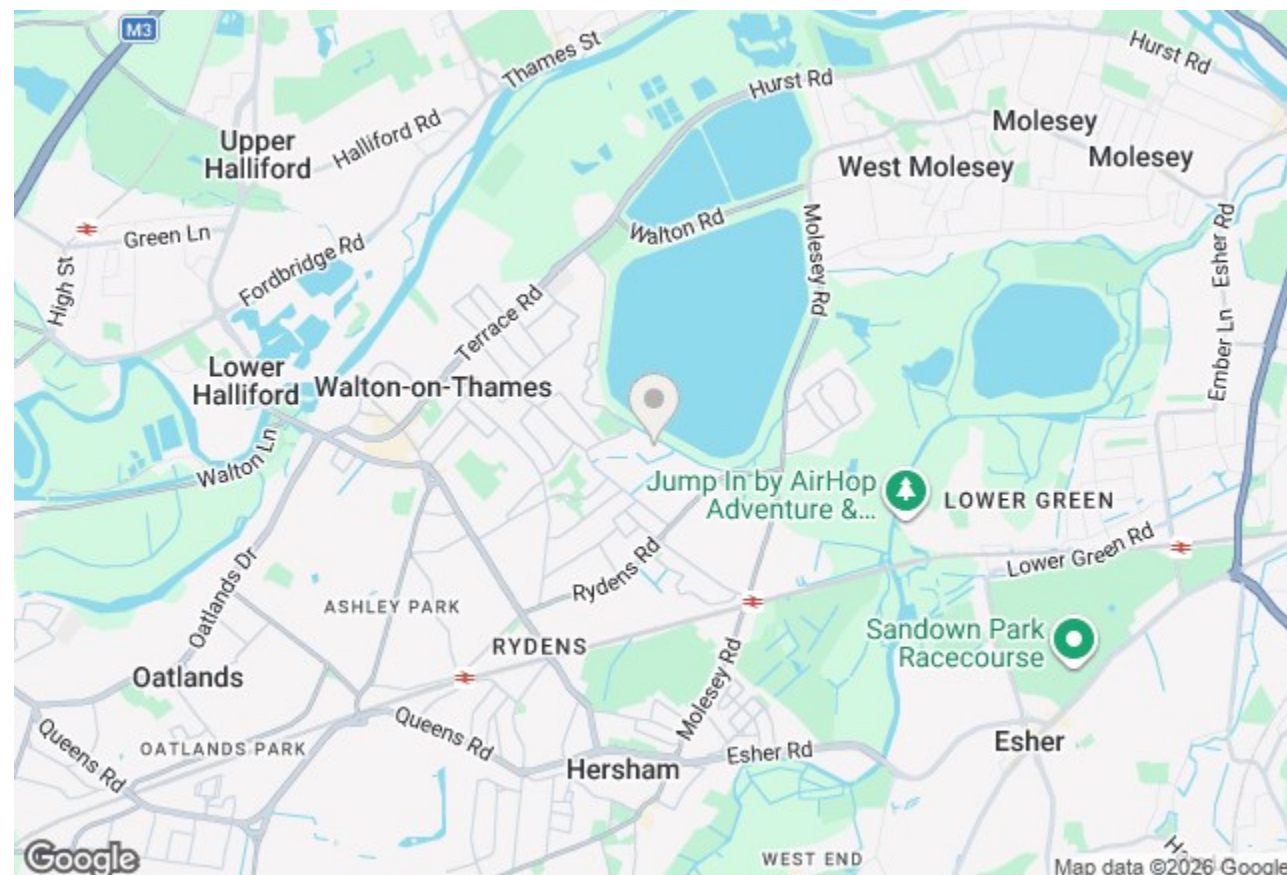
Located in the sought-after Regency Gardens, Walton-On-Thames, this splendid detached house offers a perfect blend of comfort and convenience for family living. Boasting four spacious bedrooms, this home is designed to accommodate the needs of a modern family. The property features two well-appointed bathrooms, including an en suite for added privacy, alongside a convenient downstairs cloakroom.

As you enter, you are welcomed by an open-plan lounge and dining room, creating a warm and inviting atmosphere for family gatherings and entertaining guests. Additionally, there is a versatile ground floor reception room that can serve as an ideal office or a delightful breakfast room, catering to your lifestyle needs.

The kitchen is complemented by a separate utility room, providing practicality and ease for daily chores. Outside, the property benefits from a private driveway leading to a double garage, ensuring ample parking and storage space.

The mature rear garden is a true highlight, offering a generous space with both patio and lawn areas, perfect for outdoor relaxation and family activities. Situated in a popular cul-de-sac, this home is approximately one mile from the station, making it an excellent choice for commuters.

This four-bedroom family home in Regency Gardens is not just a property; it is a place where cherished memories can be made. With its desirable location and thoughtful layout, it presents an exceptional opportunity for those seeking a welcoming and functional family residence. Call 01932 222266



INDEPENDENT ESTATE AGENTS

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Regency Gardens, Walton-On-Thames, KT12 2BE



- FOUR BEDROOMS
- DOUBLE GARAGE
- APPROX 1 MILE TO STATION
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- TWO BATHROOMS
- NO ONWARD CHAIN
- THREE RECEPTION AREAS
- GOOD SIZE REAR GARDEN

