

JAMES NEAVE
THE ESTATE AGENTS



100 Braycourt Avenue, Walton-on-Thames, Surrey, KT12 2BB

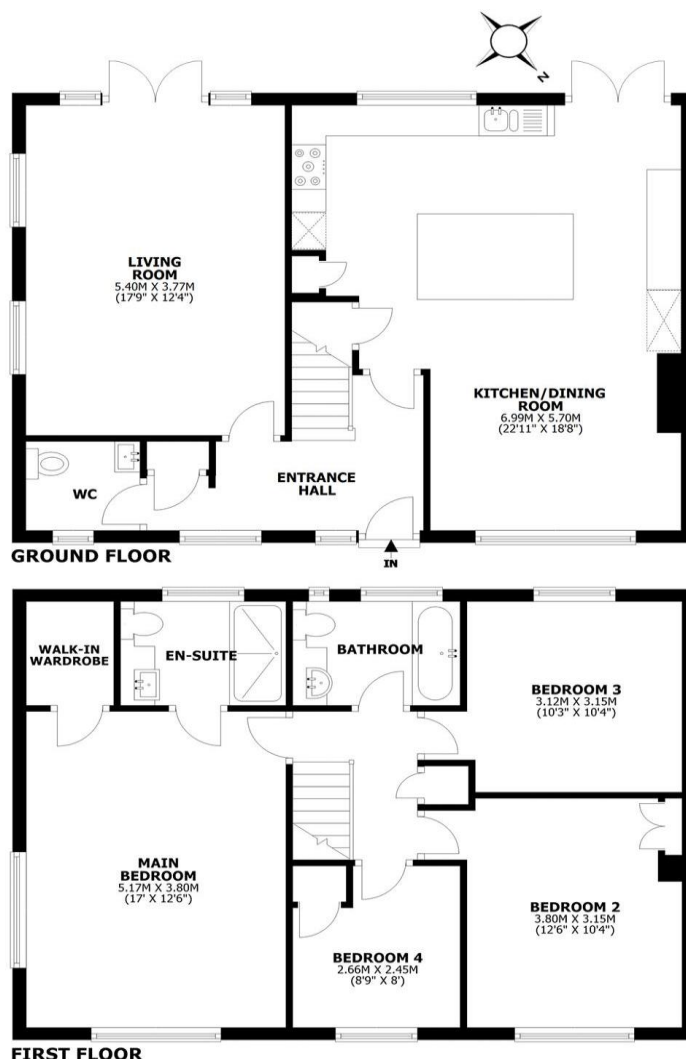
£685,000





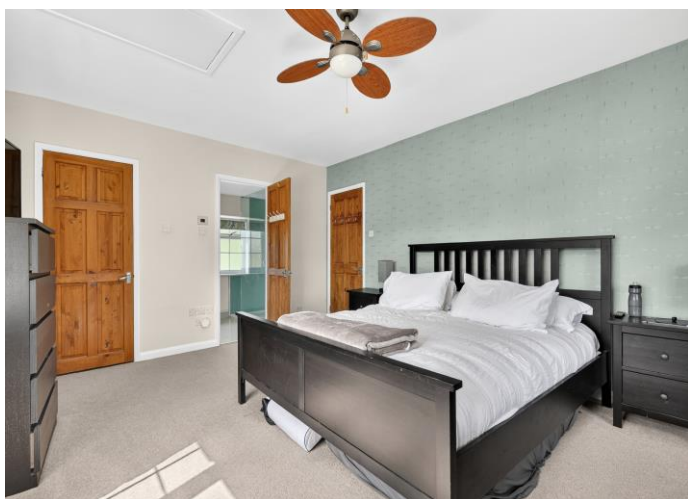
Braycourt Avenue, Walton-on-Thames, KT12

Total area: approx. 133.6 sq. metres (1437.7 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered to the market with no onward chain, this skilfully extended four bedroom family home occupies a bold corner plot and is situated on a popular and quiet residential road, conveniently positioned within easy reach of Walton town centre, the mainline station and highly regarded local schools. Beautifully presented throughout, the accommodation offers a superb balance of versatile living space and modern family practicality. A spacious separate lounge enjoys direct access to the rear garden, whilst the impressive open-plan kitchen/dining/living area forms the heart of the home. Featuring a large central island, integrated appliances including double ovens and a five-ring gas hob, alongside a feature wood burning stove, this is a fantastic space for both entertaining and everyday living. A downstairs WC/utility room completes the ground floor accommodation. To the first floor, the generous main bedroom suite benefits from an en-suite shower room and walk-in wardrobe, providing excellent storage. There are two further good sized double bedrooms and a single fourth bedroom, currently utilised as a home office, all served by a modern family bathroom with underfloor heating. Externally, the property continues to impress with a private driveway providing ample off-street parking, whilst the rear garden offers a low-maintenance setting with patio seating area, lawn and useful garden shed. Conveniently located approximately half a mile from Walton town centre and less than a mile from the mainline station, this is an excellent family home combining generous accommodation, modern living and a highly sought-after residential setting. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.