

## 8, Wynton Grove, Walton-On-Thames, KT12 1LW

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		



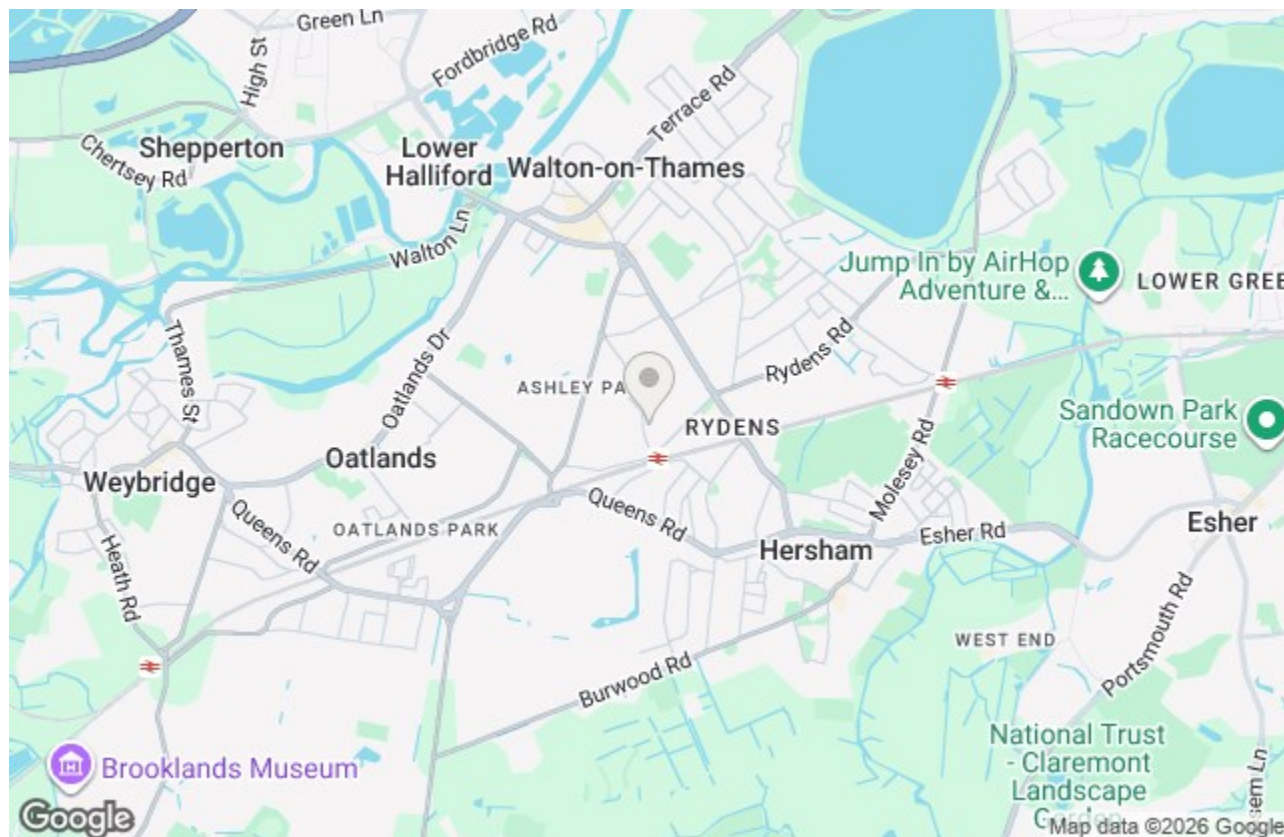
**(From) Per Month £2,500 (From) Per Month**

Conveniently located in the charming cul de sac of Wynton Grove, Walton-On-Thames, this beautifully renovated three-bedroom end of terrace home offers a perfect blend of modern living and comfort. Upon entering, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern open plan fitted kitchen and dining room, designed to cater to both family meals and social gatherings.

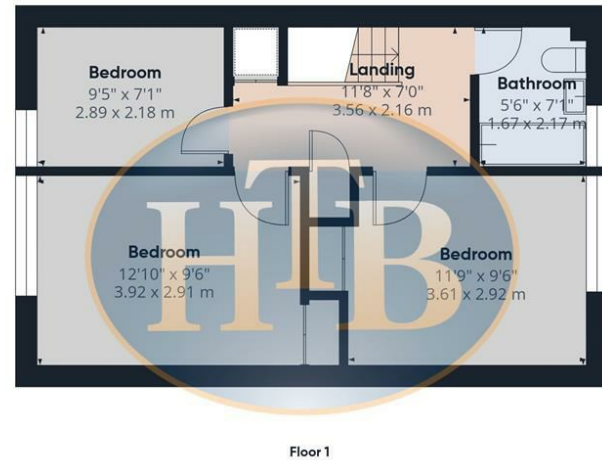
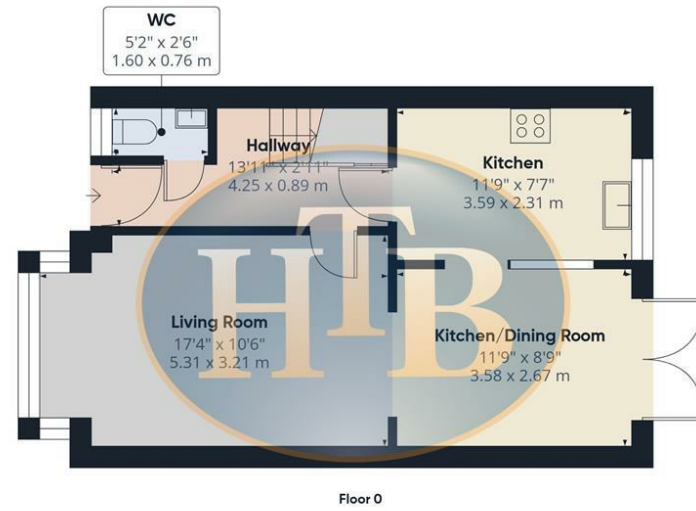
This delightful property features three well-proportioned bedrooms, ensuring plenty of room for family or guests. The modern family bathroom is tastefully appointed, providing a serene space for unwinding after a long day. Additionally, a convenient downstairs cloakroom adds to the practicality of the home.

For those who require extra storage or a space for hobbies, a garage located in a nearby block is included, offering further convenience. The private rear garden is a lovely outdoor retreat, perfect for enjoying sunny days or hosting barbecues with friends and family. There is also a further side garden fenced off from the development for the occupier to enjoy.

Location is key, and this home is just a short walk from Walton on Thames mainline station, making it ideal for commuters. With its stylish renovations and thoughtful layout, this property is a wonderful opportunity for anyone seeking a modern family home in a desirable area.



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Approximate total area<sup>(1)</sup>  
864 ft<sup>2</sup>  
80.3 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



- THREE BEDROOM END OF TERRACE FAMILY HOME
- AVAILABLE NOW
- DOWNSTAIRS WC PLUS MODERN FAMILY BATHROOM
- GARAGE IN NEARBY BLOCK
- SHORT WALK TO WALTON MAINLINE STATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND E
- OPEN PLAN FITTED KITCHEN/DINING ROOM
- PRETTY REAR GARDEN AND FURTHER SECRET GARDEN TO SIDE
- MUST BE SEEN

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