



ARCH ROAD  
WALTON-ON-THAMES

JACKSON-STOPS 

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## ARCH ROAD WALTON-ON-THAMES, KT12

ASKING PRICE: £550,000

OFFERS IN EXCESS OF £550,000. A beautifully refurbished semi-detached family home, offering a high-quality finish throughout, flexible living accommodation and the added benefit of off-street parking. The property has been comprehensively upgraded by the current owners, including new windows (with triple glazing to the front elevation), new shutters, a stylish kitchen and a modern bathroom, creating a home that is ready to move straight into.

The layout is versatile and can be arranged to suit a range of needs. The ground floor currently offers the option of a front reception room or third bedroom, alongside an impressive open-plan kitchen, dining and living space to the rear, ideal for both everyday living and entertaining.

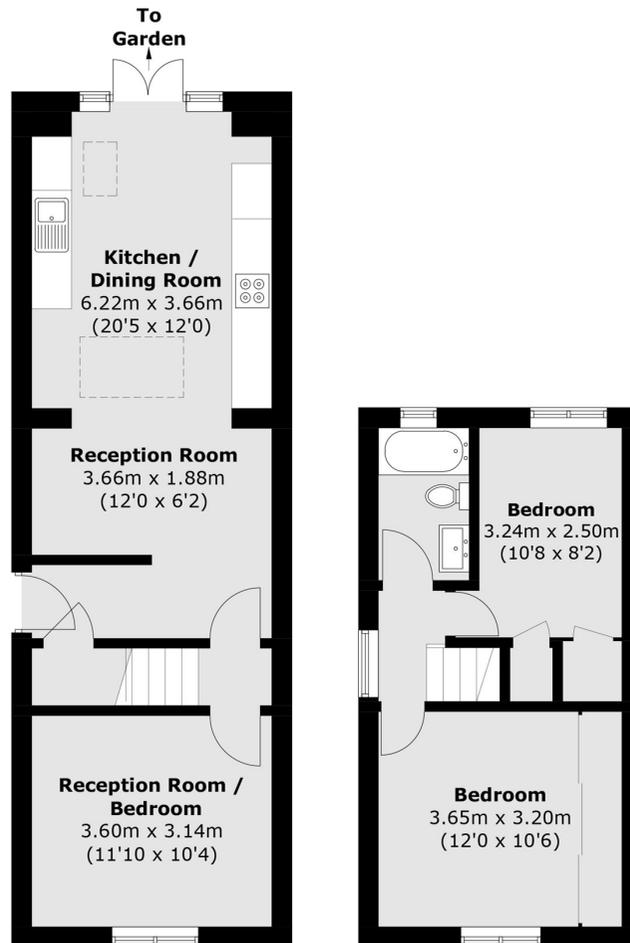
Importantly, planning permission has been granted for both ground and first floor extensions, allowing for the creation of a substantially larger entertaining space, a downstairs WC/shower room, and a more spacious first floor layout providing two generous double bedrooms and a family bathroom. Conveniently located in Hershams, the property is well placed for local amenities, schools, green spaces and transport links, making this an excellent opportunity for buyers seeking a high-spec home with further potential to enhance.

### KEY FEATURES

- Fully Refurbished
- Semi-Detached
- Flexible Layout
- Off-street Parking
- Planning Permission Granted







**Ground Floor**

**First Floor**

Total area (approx.): 71.0 sq. m (764.2 sq. ft)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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