

9, Danesfield Close, Walton-On-Thames, Surrey, KT12 3BP

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		



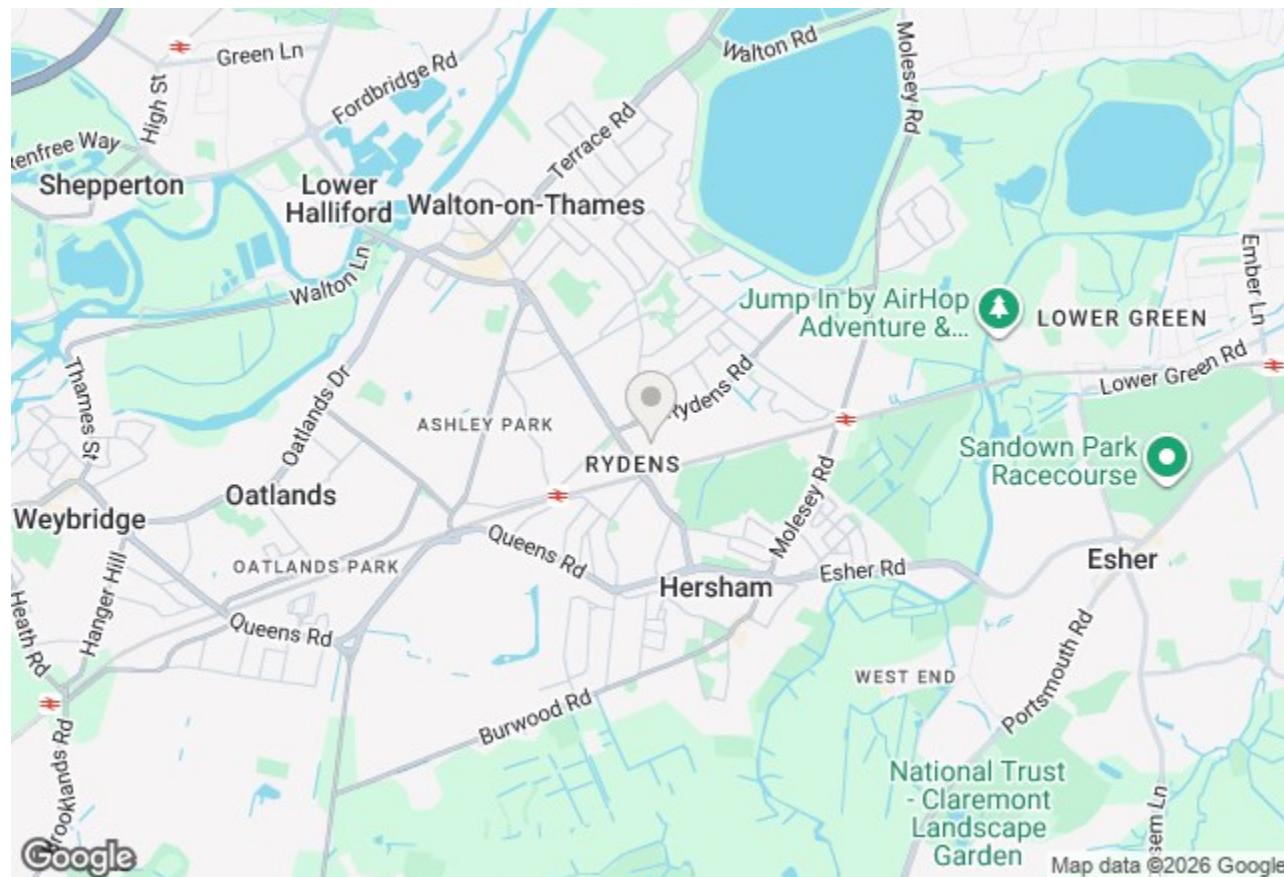
£625,000 Freehold

Quietly tucked away in the cul-de-sac of Danesfield Close, Walton-On-Thames, this exquisite three-bedroom townhouse offers a perfect blend of modern living and comfort. Spanning three well-designed floors, the property boasts an integral garage complete with a utility area, providing both convenience and practicality.

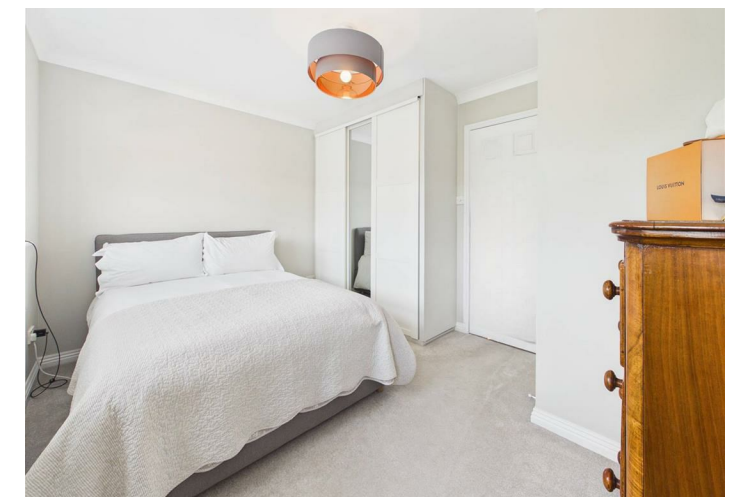
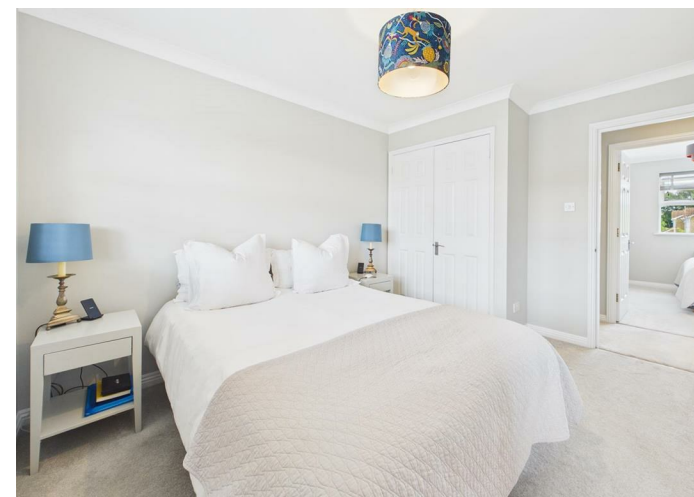
The heart of the home is the contemporary open-plan kitchen and breakfast room, which features elegant doors that open onto a beautifully maintained garden, perfect for enjoying sunny afternoons or hosting gatherings. To the first floor you will find a bright and airy living room, ideal for relaxation and entertaining.

The townhouse comprises three spacious bedrooms, each designed with comfort in mind. The master bedroom benefits from an ensuite bathroom, while a well-appointed family bathroom serves the other two bedrooms, ensuring ample facilities for family and guests alike. Additionally, a downstairs cloakroom adds to the convenience of this thoughtfully designed home.

Recently updated to a particularly high standard, this property is ready for you to move in and make it your own. Its prime location is just a stone's throw from Walton-On-Thames mainline station, making it an ideal choice for commuters and families alike. With its modern amenities and inviting atmosphere, this townhouse is a wonderful opportunity for those seeking a stylish and comfortable home in a sought-after area.



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- THREE BEDROOMS
- INTEGRAL GARAGE WITH UTILITY AREA PLUS PRIVATE DRIVEWAY
- QUIET CUL DE SAC CLOSE TO HALFWAY SHOPS AND MAINLINE STATION
- NO ONWARD CHAIN
- BRIGHT AND AIRY LOUNGE/DINING ROOM

- ENSUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM
- PRETTY PRIVATE GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT TO A PARTICULARLY HIGH STANDARD
- INTERNAL VIEWINGS HIGHLY RECOMMENDED