

## 32, Bowes Road, Walton-On-Thames, Surrey, KT12 3HX

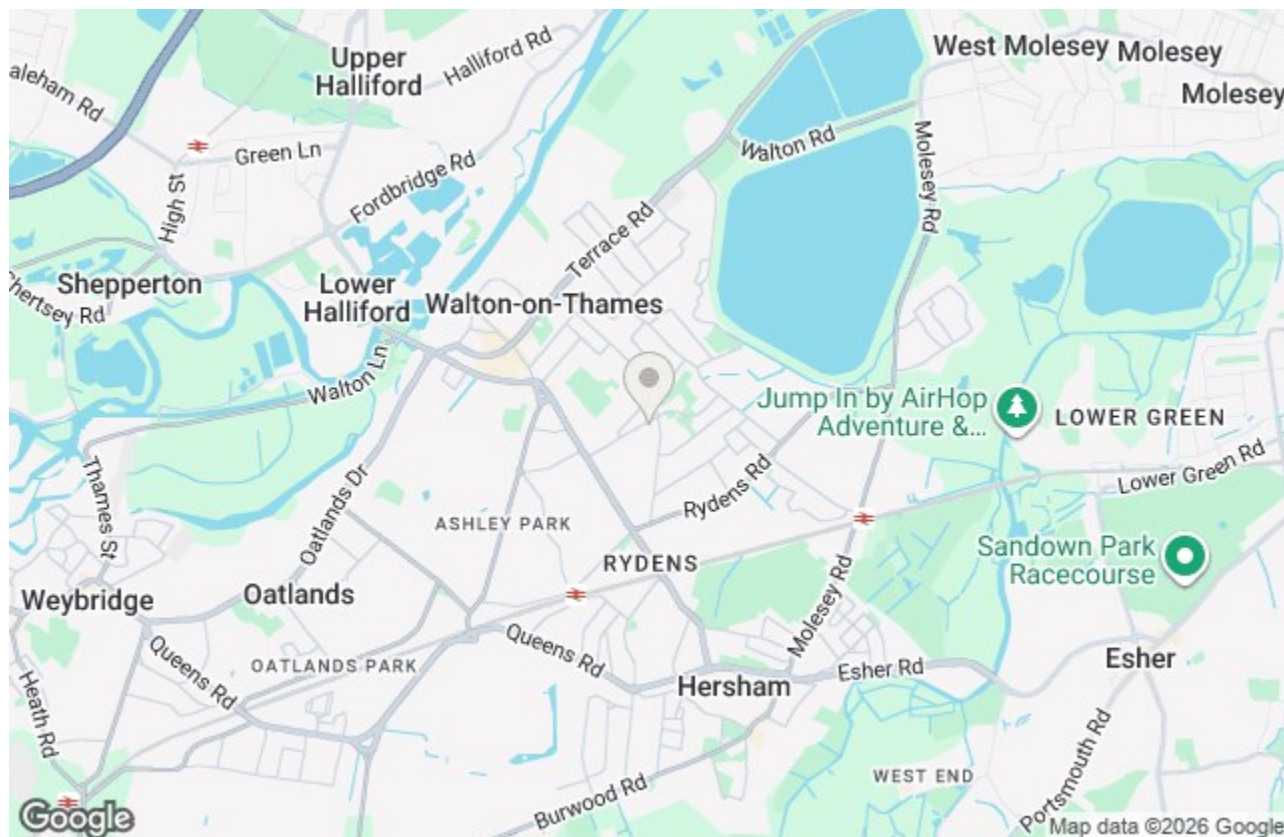
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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	



### Per Calendar Month £3,995 Per Calendar Month

HTB are delighted to offer this beautifully presented detached family home located within one of Walton's favoured residential roads within easy reach of both Walton on Thames town centre and Walton mainline station. The accommodation is immaculately presented throughout and briefly includes entrance hallway and bright and airy living room with feature fireplace. The open plan kitchen/dining room offers the perfect space to entertain with bi-fold doors leading onto the landscaped garden and also providing natural light to this wonderful space. The kitchen is fitted with a good range of modern eye and base level units and includes built in appliances and quartz work surfaces. There is the advantage of a separate utility room which is accessed via the family room which could also be used as a work from home office. It is of note that the successful tenant will be required to provide their own washing machine/dryer. The first floor landing includes a feature arch window and gives access to three generous bedrooms, the master of which offers a modern en suite shower room and the family bathroom includes a modern bath, sink and a separate WC. Externally the rear garden offers two large patio's, a well kept lawn with raised borders including shrubs and trees. To the rear of the garden on the timber decked patio is a timber built bar. In all a lovely family home AVAILABLE beginning of Sept 2026. Contact HTB Walton office now on 01932 222266. Council tax band F.



# Bowes Road, Walton-On-Thames, Surrey, KT12 3HX

BOWES ROAD KT12



Approximate Gross Internal Floor Area: 131 m sq / 1410 sq ft  
 Garage Area: 18 m sq / 191 sq ft  
 Total Area : 149 m sq / 1601 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- GARDEN OFFICE/BAR AREA
- OPEN PLAN KITCHEN DINER
- PARKING FOR 2/3 CARS
- BI-FOLD DOORS
- BEAUTIFULLY PRESENTED
- AVAILABLE BEGINNING OF SEPTEMEBR
- SOUGHT AFTER ROAD



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