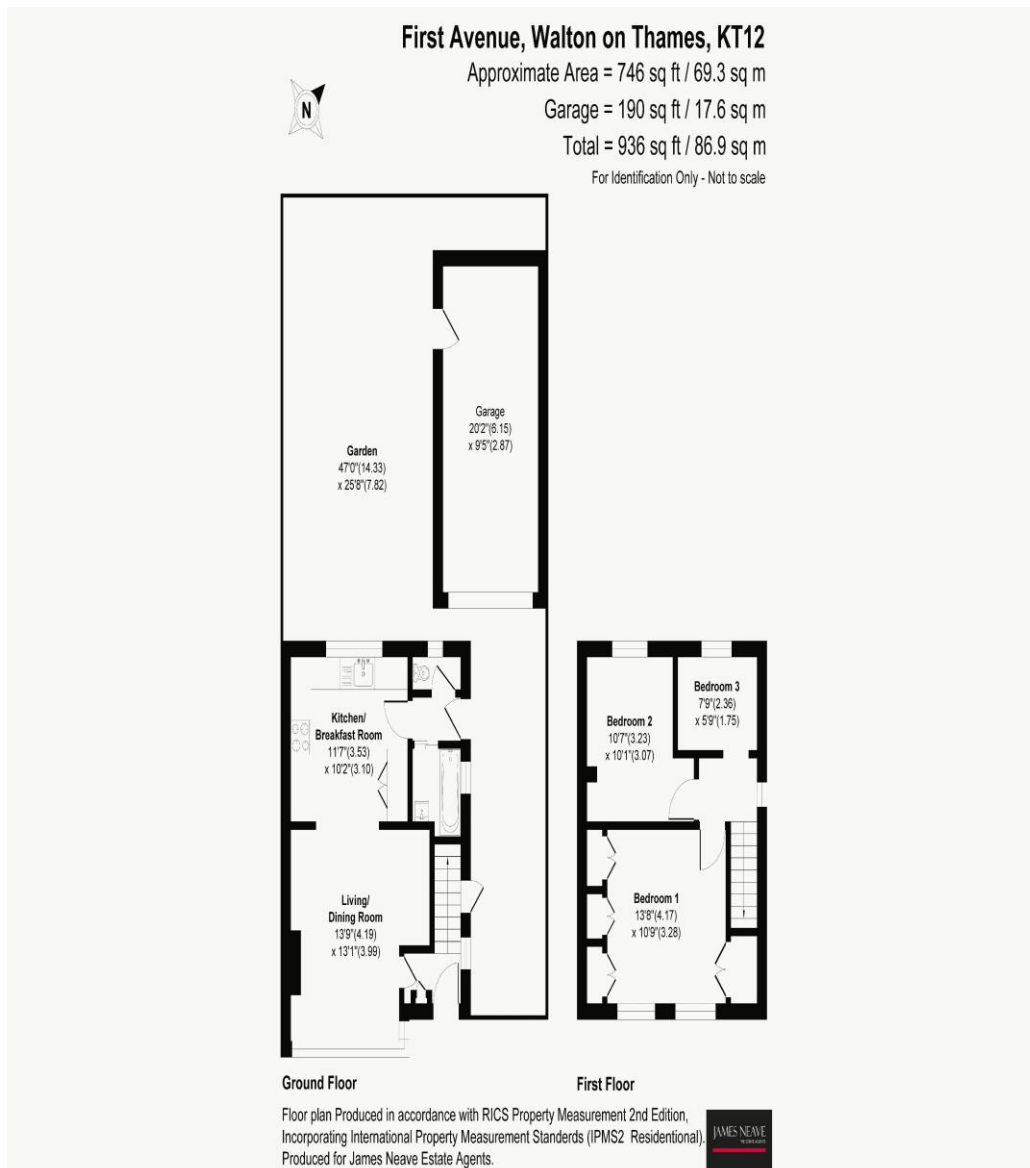




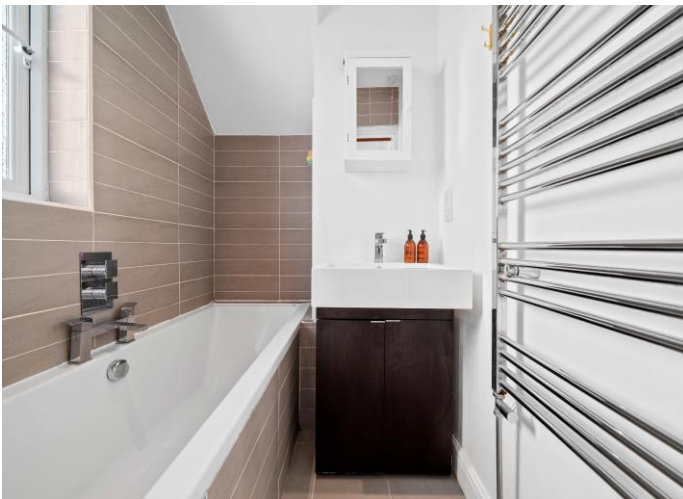
15 First Avenue Walton-On-Thames Surrey KT12 2HL

Offers Over £500,000





Located on a popular residential street in central Walton-on-Thames, this well presented three-bedroom semi-detached home offers a perfect blend of modern style and everyday convenience. Situated just moments from the vibrant town centre, the scenic River Thames, the Xcel Sports Hub, and local schooling including Grovelands Primary and Heathside Walton Secondary School. Upon entering, you are welcomed into a bright and contemporary interior that has been thoughtfully updated. The ground floor centres around a fantastic open-plan living layout, where the primary reception space flows seamlessly into a modern kitchen, creating an ideal environment for both relaxed family living and entertaining. Cleverly offset on the ground floor is a family bathroom alongside a separate cloakroom. Upstairs, the property features three well-proportioned bedrooms, including a notably spacious main double bedroom complete with built-in storage. The upper level also provides access to a useful loft space for extra storage, while offering excellent future potential to install an upstairs bathroom, subject to the usual consents and permissions. The exterior spaces are equally impressive and practical. The front of the property features dedicated space for off-street parking, while the rear reveals a generous garden blending a solid hardstanding area with a lawn. Tucked away in the rear garden is a highly versatile garage, perfect for additional storage or a home workshop. Further benefits include double glazing and efficient gas central heating throughout, with the property carrying an EPC Rating D. This is a superb opportunity to secure a versatile modern home in one of Walton's most family-friendly pockets.



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.