

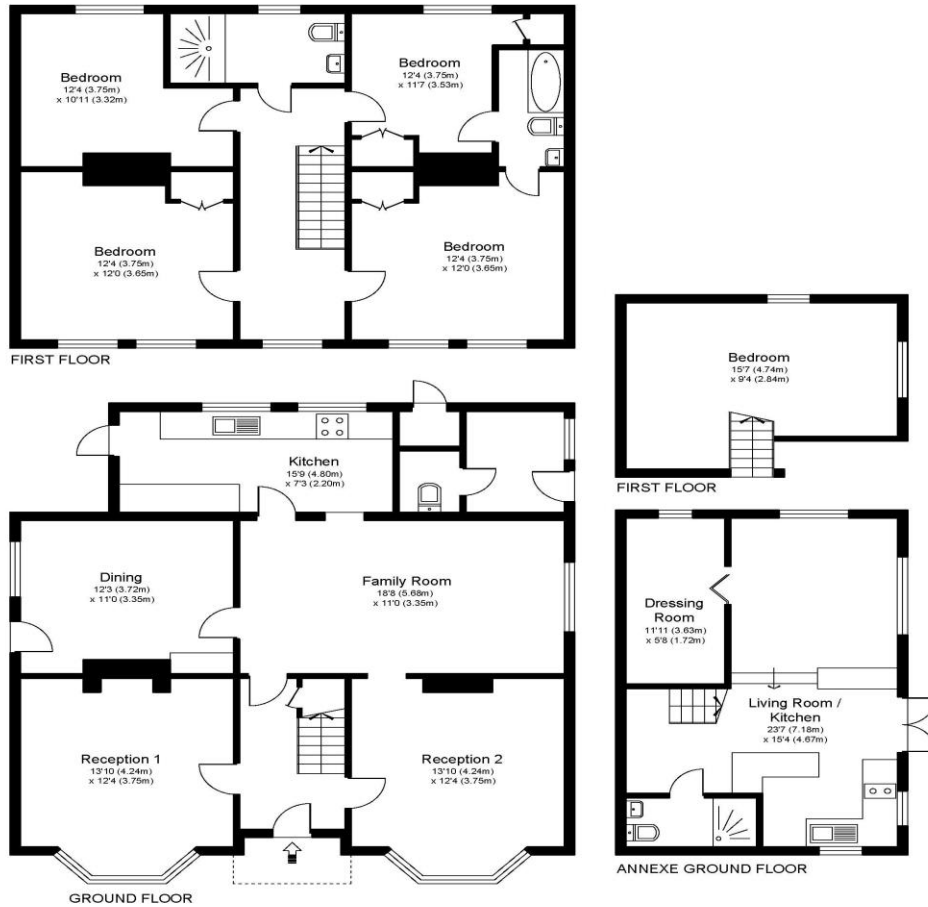


**34 Cambridge Road Walton-On-Thames Surrey KT12 2DP**

**£850,000**



CAMBRIDGE ROAD, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 156 m sq / 1680 sq ft  
 Annexe Area: 49 m sq / 530 sq ft  
 Total Area : 205 m sq / 2210 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.

Dating back to 1903, September House is a handsome, double-fronted Victorian home that offers a rare opportunity to secure a substantial period property on the desirable Cambridge Road. Retaining its grand proportions, twin bay windows, and original fireplaces, the home serves as a functional and liveable blank canvas for its next owner. As it is currently a successful rental property, it comes with the added peace of mind of up-to-date gas and electric safety certificates, making it a practical choice for those looking to move in and modernise at their own pace. The ground floor layout is designed for flexibility, with a formal study and a light-filled living room flanking the entrance. These lead through to a generous central dining room that connects the kitchen and utility areas, providing a solid foundation for a contemporary redesign. Upstairs, the property maintains the airy, high-ceilinged feel synonymous with the era, offering four bedrooms and two bathrooms, including a "Jack and Jill" en suite. Practicality is further enhanced by off-street parking and a convenient garage situated to the side of the house. One of the property's most significant assets is its substantial mature garden plot, which uniquely backs onto peaceful allotment land, ensuring a private, leafy backdrop. The garden has been thoughtfully arranged to provide distinct outdoor spaces for both the main house and the detached studio annexe. This self-contained studio, complete with its own kitchenette, shower room, living area, and mezzanine level, offers immediate versatility as a home office, a teenager's annexe, or guest accommodation without encroaching on the main family garden. Beyond the home, the location is truly unrivalled for families. September House is perfectly positioned for access to some of the area's most popular schools; it is within easy reach of the highly regarded Walton Heathside School, the popular Grovelands Primary, and the brand-new, state-of-the-art Hopescourt SEN School. For active families of all ages, the local area is a playground of opportunity. The nearby Xcel Leisure Centre is a hub of activity, offering a competition-sized swimming pool, climbing walls, and various sports clubs. This is complemented by the scenic towpaths of the River Thames for weekend walks and the energetic atmosphere of the local rowing and football clubs. With swift rail links to London via Walton and Hampton Court stations and easy access to both Heathrow and Gatwick, September House represents a superb balance of heritage charm and future potential in one of Surrey's most vibrant pockets. EPC Rating D.



**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.