



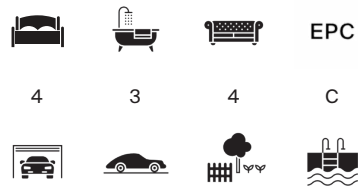
QUEENS ROAD

Walton on Thames, Surrey, KT12



A FOUR BEDROOM HOME FOR SALE IN WALTON-ON-THAMES, KT12

The property has been comprehensively renovated to an exacting standard, finished in a contemporary style and now extending to over 3,600 sq ft.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Freehold



DESCRIPTION

Set well back from the road behind automatic gates, it offers secure parking for multiple vehicles and all the conveniences of modern living.

The landscaped rear garden has been thoughtfully designed with entertaining in mind. A generous patio leads to an outdoor swimming pool with a retractable cover, allowing for year-round enjoyment. Adjacent to the pool is a substantial detached studio, currently arranged as a gym, complete with TV connections and integrated speakers. Also within this area is a luxurious spa suite, featuring a sauna and a covered hot tub, creating an exceptional leisure facility that can be enjoyed in all seasons.









DESCRIPTION

The kitchen forms the heart of the home, immaculately designed with sleek, handle-less units and French doors opening directly onto the garden patio. There is counter seating for three, alongside a spacious dining and reception area that flows seamlessly into a stylish living room. The ground floor also benefits from a home office, guest cloakroom and a games room, offering excellent flexibility for modern family living.

To the first floor are four well-proportioned bedrooms, two of which feature en-suite bathrooms. All bathrooms are finished in a modern, contemporary style. The principal suite is particularly generous, complete with a walk-in dressing room and a luxurious en-suite.

Externally, the property is further complemented by a double garage.







LOCATION DESCRIPTION

The area offers some excellent independent, state and international schools, including ACS Cobham International School, St. George's School, Notre Dame Preparatory School and Shrewsbury House Preparatory School.

Outstanding leisure facilities are nearby including superb golf at Burhill, Wisley and Beaverbrook and other private leisure pursuits can be found at St. George's Hill Tennis Club, David Lloyd Fitness Centre, Foxhills Country Club and the Weybridge Health Centre.



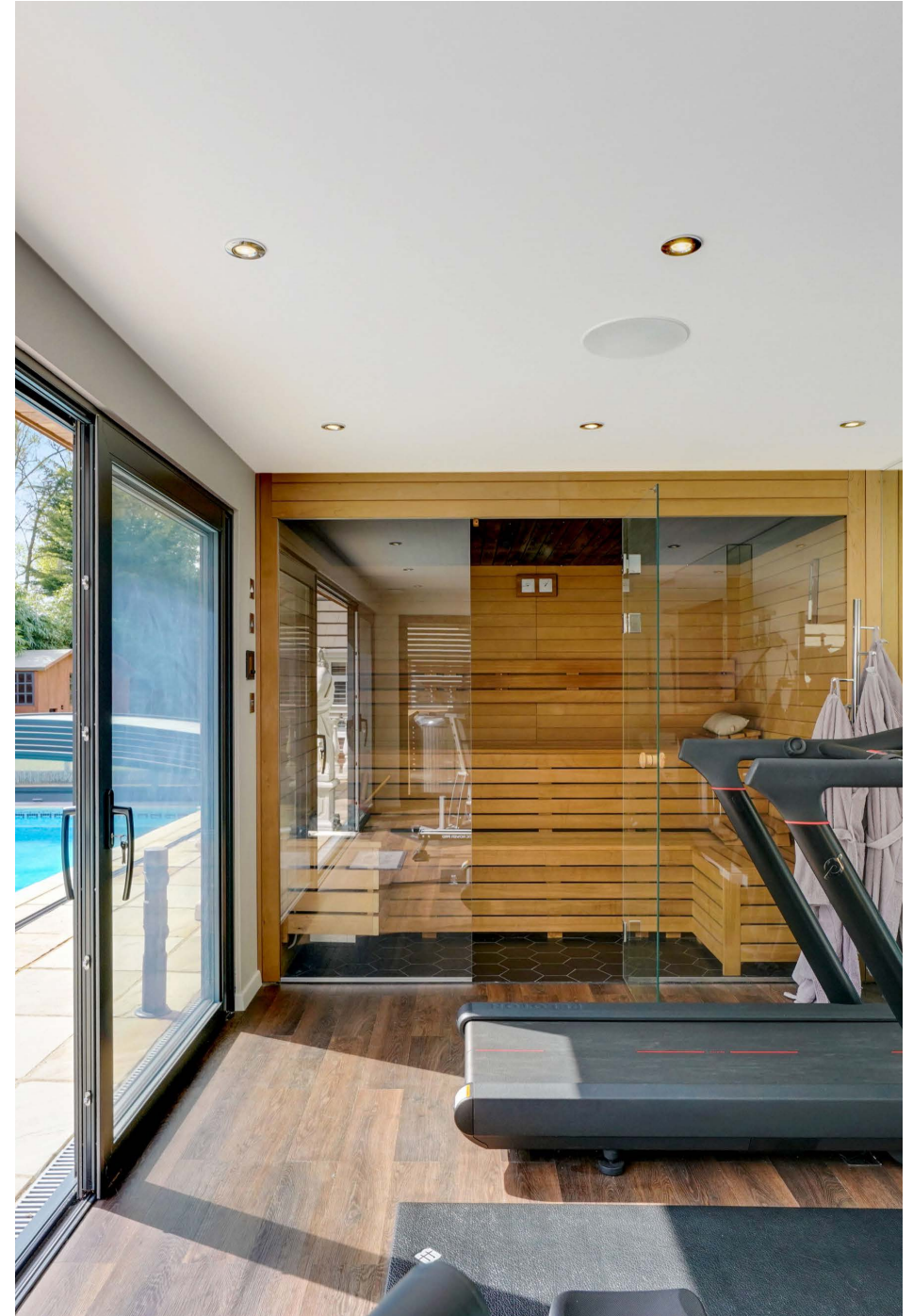




LOCATION DESCRIPTION

Direct access to the A3 and the M25 (junction 10) is just three miles away, and there is a main line rail service to London Waterloo (23 minutes). London Heathrow and Gatwick airports are both within easy reach.

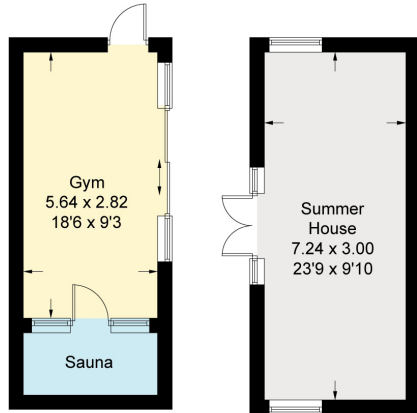
Walton station 0.5 miles, Walton-on-Thames 2 miles, A3 3 miles, M25 (J10) 5 miles (All distances are approximate).



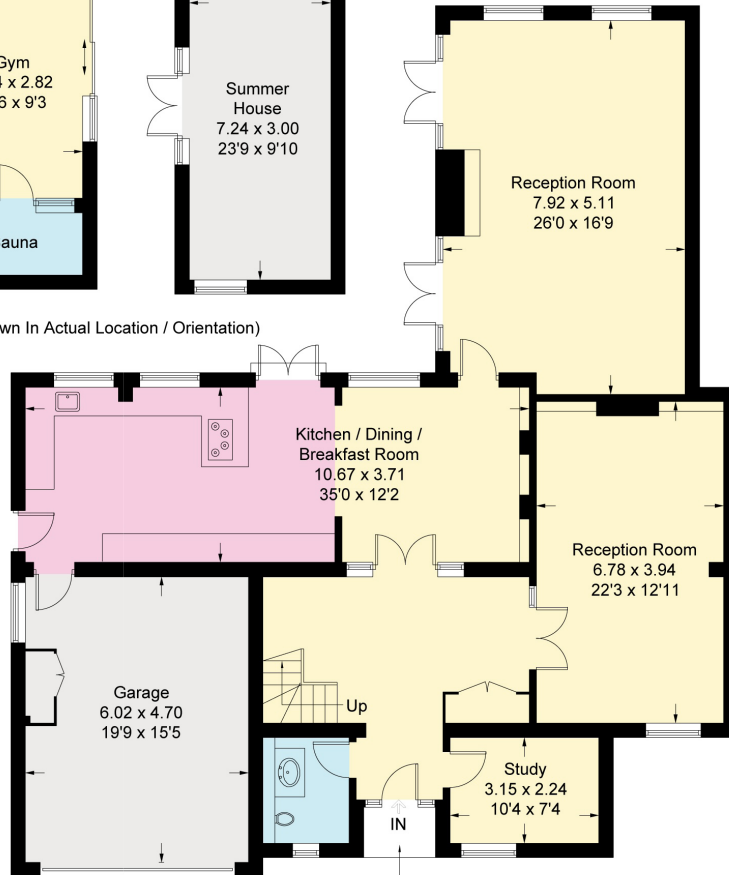


Queens Road, KT12

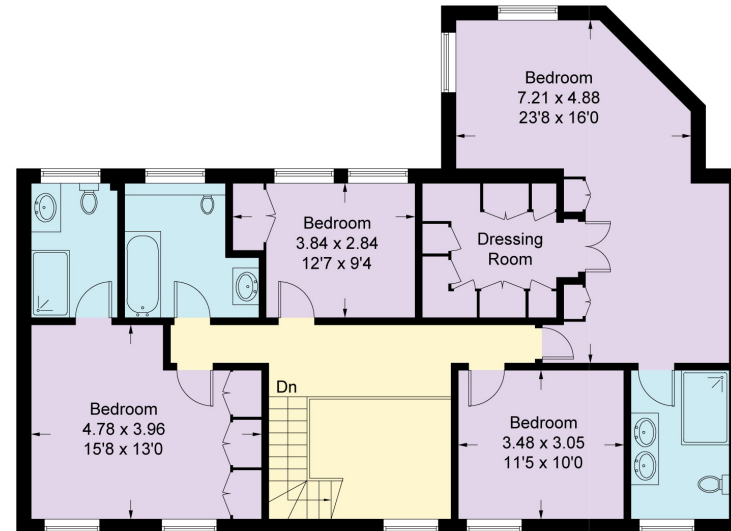
Approximate Gross Internal Area = 295.3 sq m / 3179 sq ft
 Gym / Summer House = 43.4 sq m / 467 sq ft
 Total = 338.7 sq m / 3646 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Approximate Gross Internal Area = 338.7 sq m / 3646 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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