



Cambridge Road
WALTON-ON-THAMES, KT12

yoodle[®]
Success and nothing less

Four bedroom semi detached cottage.



This four bedroom semi detached cottage has been lovingly remodelled by the current owners.

Upon entry into the hallway, the feeling of space is unusual for a property of this period. To the right you will find a cosy, separate reception room that benefits from having a bay window as well as a log burner. The open plan kitchen diner boasts bi-folding doors on to the garden and is well appointed and perfect for family living as well as entertaining. The ground floor also has a downstairs WC incorporating a utility area.

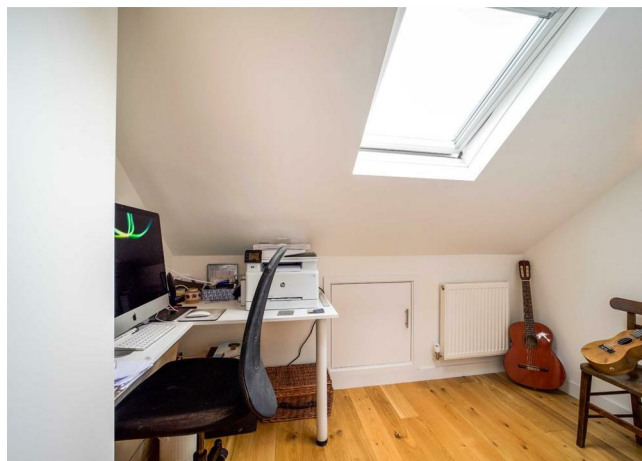
On the first floor, you will find two good sized bedrooms that are serviced by the modern family bathroom. On the second floor, you have the master bedroom with an en suite shower room and a single bedroom/office.

There are Ethernet network and switch ports in every room including the garden room.

The garden is well established, low maintenance and has a useful cabin at the end which is currently used as a gym but could easily become a home office or garden room.

The River Thames is a short walk away and provides a picturesque opportunity to explore the Surrey countryside and wildlife. Walton on Thames town centre is just over a mile away, offering an array of supermarkets, high street shopping, a wealth of bars and restaurants and the Everyman Cinema.

EPC to follow.



CAMBRIDGE ROAD, WALTON-ON-THAMES, KT12 2DR

OFFERS OVER £670,000

Tenure: Freehold

Lease Length:

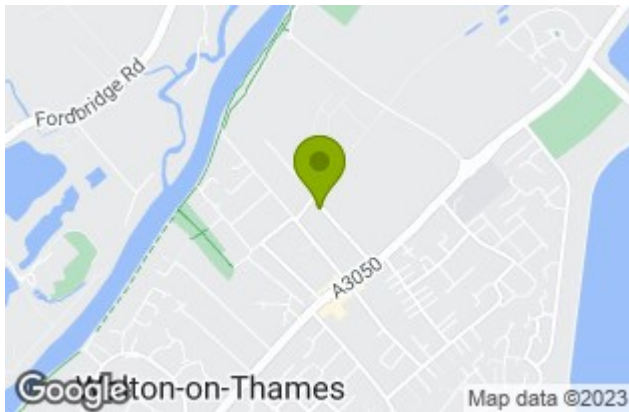
Ground Rent:

Service Charge:

Local Authority:

TOTAL APPROX. FLOOR AREA 1322.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Cambridge Road KT12
Approximate Gross Internal Floor Area = 122.7 sq m / 1322 sq ft

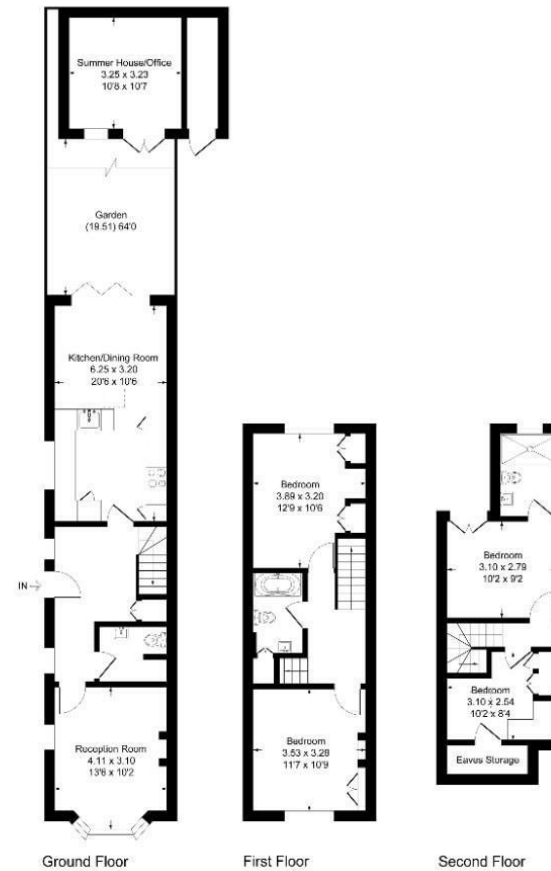


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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