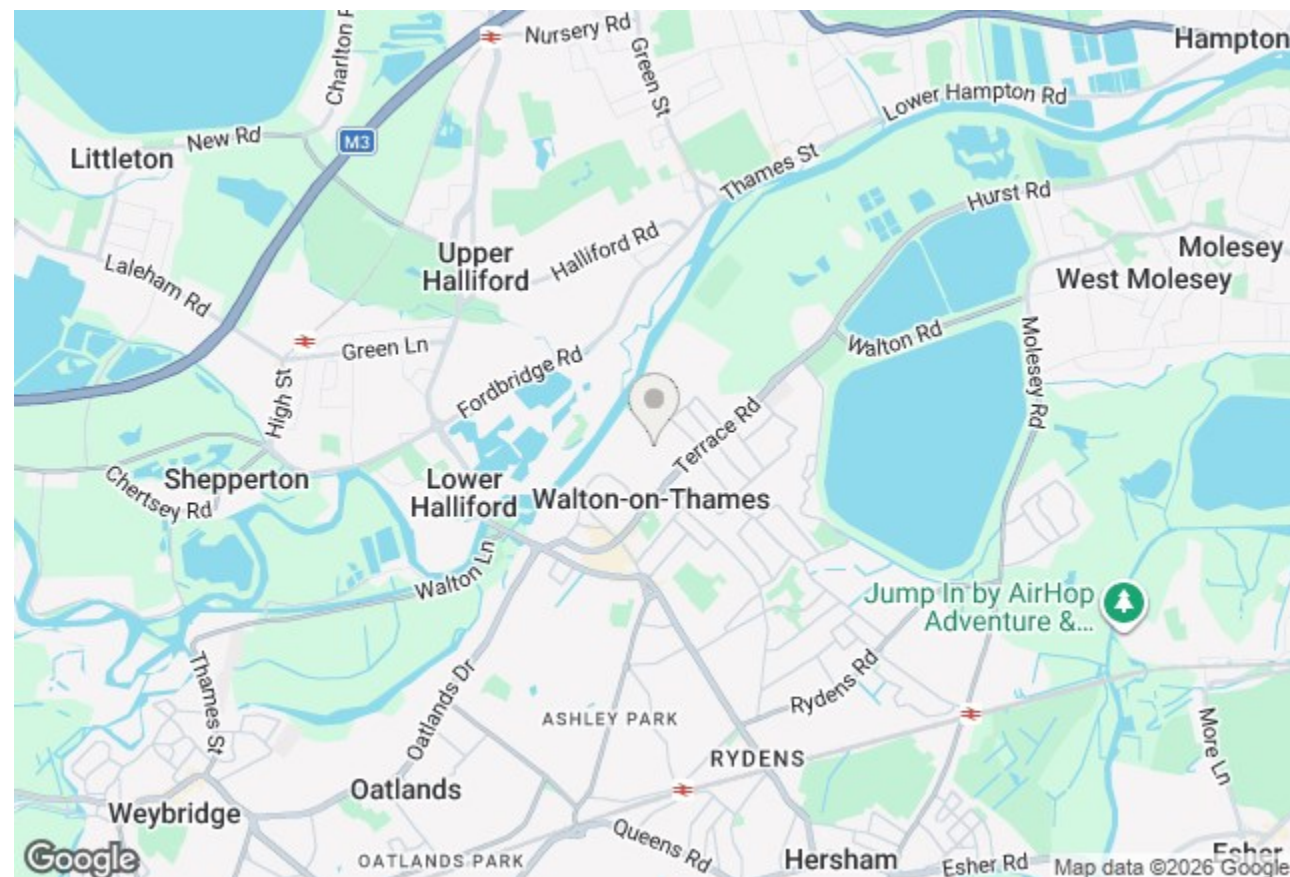


Harmes Turner Brown

46, Dudley Road, Walton-On-Thames, KT12 2JU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



Offers Over £600,000 Freehold

Conveniently positioned in the popular Dudley Road in the desirable area of Walton-On-Thames, this charming detached character home presents a wonderful opportunity for those seeking a property with potential. With no onward chain, you can move in and start making it your own without delay.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. In addition the sunroom overlooks the large rear garden, allowing natural light to flood the home and offering a serene view of the outdoor space. The garden itself is a perfect canvas for gardening enthusiasts or those who simply wish to enjoy a peaceful retreat. Approximately 100' in length with mature trees and shrubs offering an element of seclusion.

This property features three well-proportioned bedrooms, making it ideal for families or those needing extra space. Additionally, there is a conveniently located bathroom, a downstairs cloakroom, and a utility area, enhancing the practicality of the home.

Situated close to Walton-On-Thames town centre, residents will benefit from a variety of shops, cafes, and amenities. The picturesque stretch of the River Thames towpath is also nearby, perfect for leisurely walks or cycling along the river.

While the home is in need of some modernisation, it offers a fantastic opportunity to create a personalised living space that reflects your style and preferences. With parking available for one vehicle, this property combines convenience with character, making it a must-see for anyone looking to settle in this charming area.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
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01932 222266

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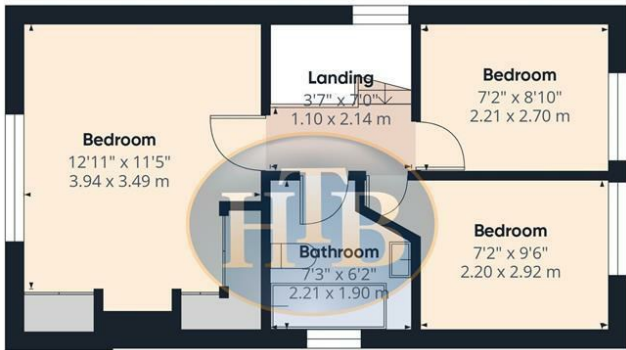
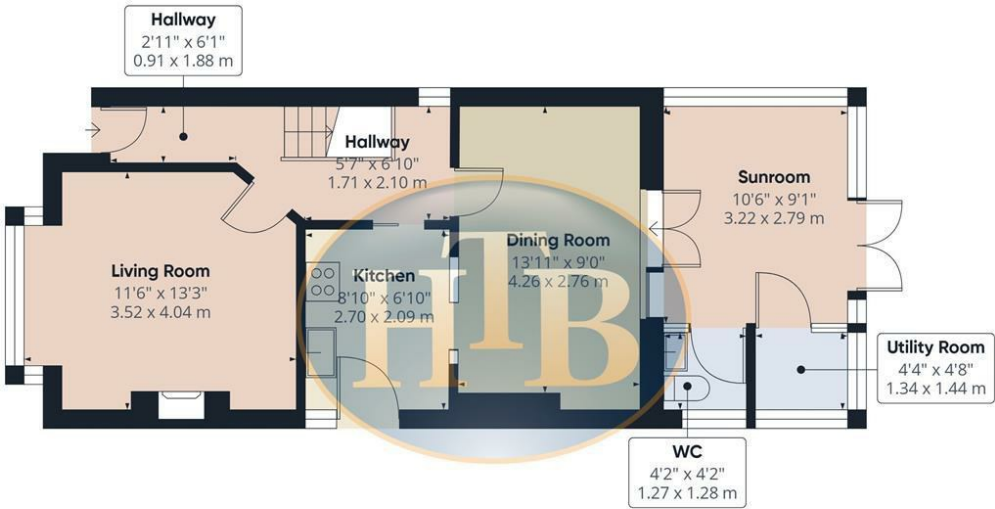
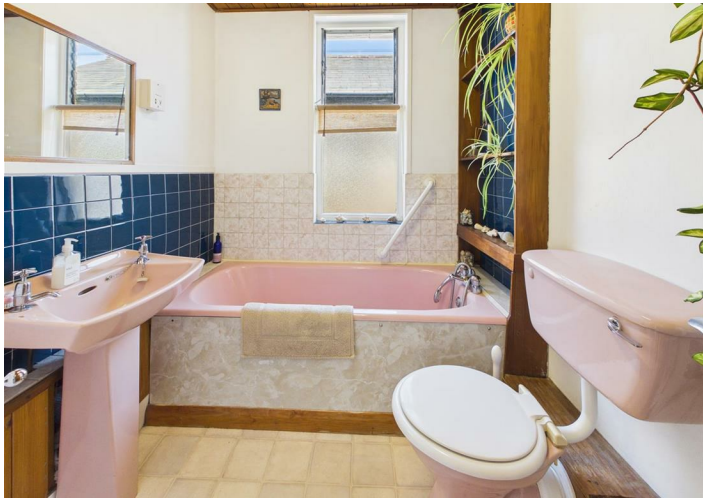
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Approximate total area[®]
911 ft²
84.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- THREE BEDROOMS
- SHORT WALK TO WALTON ON THAMES TOWN CENTRE AND RIVER THAMES
- NO ONWARD CHAIN
- LARGE REAR GARDEN
- MUST BE SEEN
- DETACHED FAMILY HOME
- PRIVATE DRIVEWAY FOR OFF STREET PARKING
- TWO RECEPTION ROOMS PLUS SUN ROOM
- POPULAR CUL DE SAC
- IN NEED OF SOME MODERNISATION