

Kings Road, Walton-on-Thames

£1,125,000 – Freehold



Martin Flashman & Co are delighted to offer for sale this *stunning hall adjoining period semi-detached house* which behind the traditional façade is a *contemporary home* with the focal point being a *lovely open plan kitchen/living/breakfast area* opening directly to the garden.

The accommodation briefly comprises entrance hall with *downstairs cloakroom, office/study, living room with bay window* to the front aspect. Stunning *kitchen/breakfast/family room with underfloor heating* and Velux windows, skylights and bi-fold doors allowing an abundance of natural light. Superb range of fitted units and integrated appliances, *large central island* with seating for six and further space for a table, *living area with air conditioning unit* and bi-fold doors to the garden, *utility room*. To the first floor you will find *three double bedrooms* with the *guest bedroom benefitting from a luxury en-suite*, the family bathroom serves the remaining two bedrooms. To the second floor you will find the *master suite with Juliette balcony* and air conditioning unit, *dressing area* with an abundance of fitted wardrobes and *luxury en-suite bathroom* with fully tiled walls and flooring, freestanding bath and separate shower.

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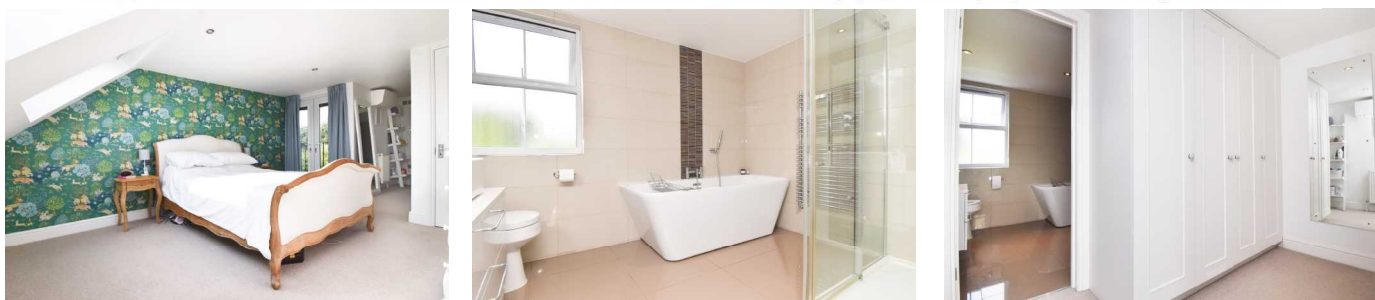
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Externally there is off road parking to the *private driveway with EV charging point*, side access to the lovely *rear garden enjoying a high degree of privacy* and with *large sun terrace* and lawn with stocked colourful borders, a great family garden. *Large shed with power*. Kings Road is a *highly regarded road set equal distance between Walton's town centre and Walton mainline station* which gives access to London Waterloo in approx. 28 minutes. A truly stunning home in an enviable setting which can be viewed by contacting the vendor's sole agent. **Council Tax Band: E**



Approximate Gross Internal Floor Area: 178m sq (1,915sq ft) including Eaves



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility can be given for any errors or omissions. The services, systems and appliances have not been tested by Martin Flashman and Co. and no guarantees as to their efficiency can be given. The plans are for representation purposes only and should be regarded as such



