

Egmont Road, Walton-on-Thames

£489,950 – Freehold



Martin Flashman & Co are delighted to offer for sale this *three-bedroom family home* positioned in a *highly sought-after development* conveniently positioned for Walton's High Street facilities with the mainline railway station approximately one mile away (Waterloo approx. 28 minutes). A beautiful stretch of *the River Thames is within a short walk* where you will find lovely towpath walks with Riverside Pubs. There are leisure facilities close by including an Everyman cinema, Pure Gym, and the Exel Leisure centre.

The property is offered in good order with the benefit of a *newly refitted ground floor cloakroom*, replacement double glazed windows and *modern central heating boiler*. Subject to gaining the necessary consents there is plenty of *potential for extension* if so desired. The accommodation comprises entrance hall with newly fitted downstairs cloakroom, through *lounge/dining room* with sliding patio doors to the garden, fitted kitchen with built-in Bosch oven and hob with space for further appliances and a door to the garden.

To the first floor you will find three bedrooms and the *family bathroom*. This is fitted with a modern white suite, fully tiled walls with an Aqualisa wall mounted shower.

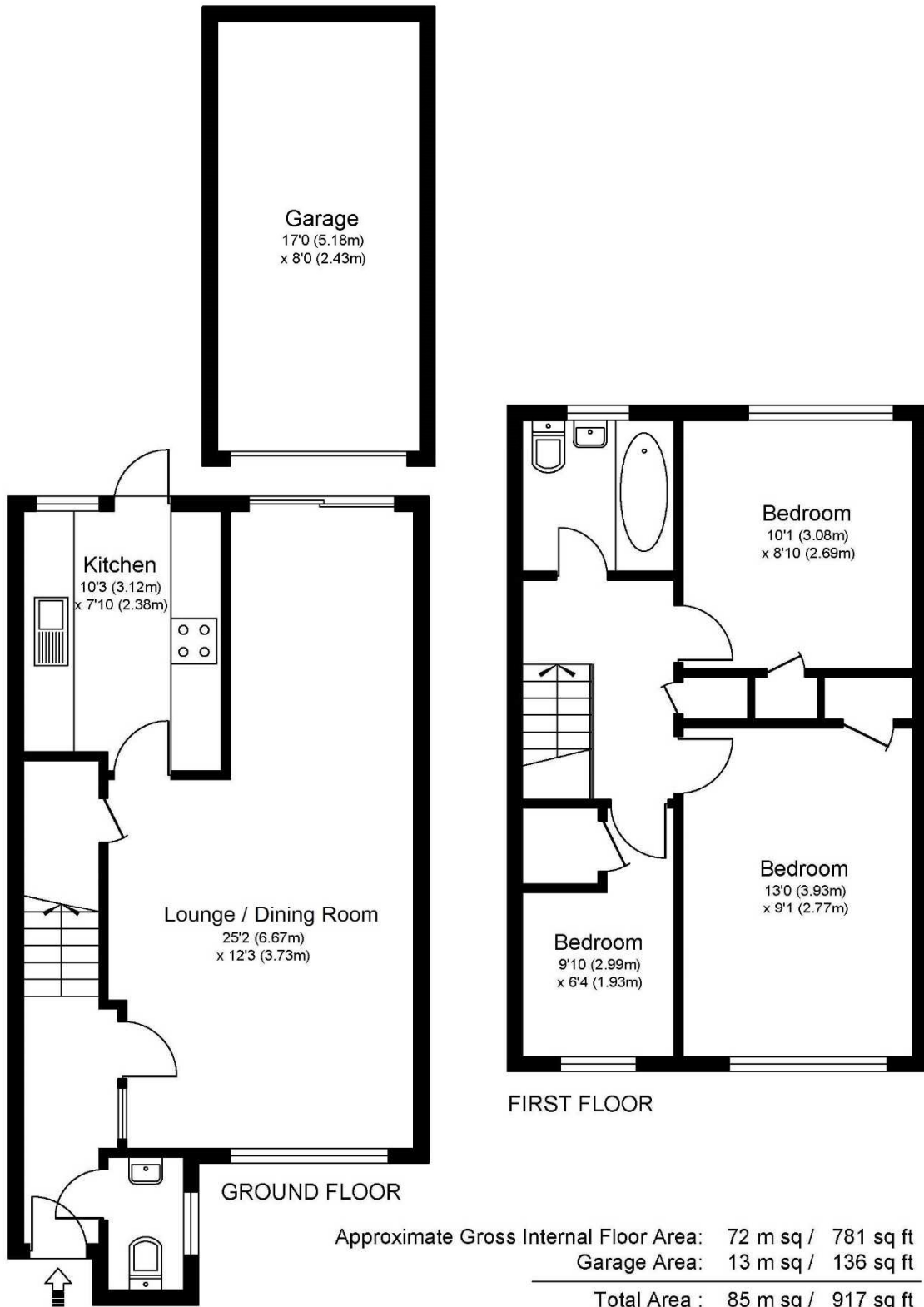
MARTINFLASHMAN.CO.UK

Walton-on-Thames, Sales & Lettings — 37 High Street, Walton-on-Thames, Surrey, KT12 1DG — 01932 22 77 88

WALTON-ON-THAMES | Weybridge | Mayfair Office

Externally the enclosed, *lawned rear garden* gives access to the *Garage with adjacent parking space*.

Viewings can be arranged by contacting the vendor's sole agent. *Council Tax Band: D*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

