

TUDORS

York Gardens, Walton on Thames, Surrey, KT12 3EW



Price £ 3,500.00 pcm

Tudors are pleased to offer for let this well appointed, extended, refurbished four/five bedroom semi-detached home which is set towards the end of a quiet cul-de-sac in the highly regarded Rydens Road area of Walton on Thames. **The landlords property has been updated NEW to a high specification** throughout which includes, a modernised kitchen, utility room, three bathrooms, downstairs bedroom 5, large rear garden and block paved front driveway providing ample off road parking with electric car charging point. Located within easy reach of schools and Hersham and Walton on Thames railway station with train line leading to London Waterloo (Ideal for the commuters, circa 28 mins) and Guildford. Walton on Thames offers a busy high street with many shops, restaurants, cafes, bars, gyms and cinema. There are also many sporting activities on offer with Excel sports centre which includes an indoor gym, swimming pool, wall climbing along with outdoor running track and housing Walton Casuals football team with stadium.

The accommodation comprises; a grand entrance hallway with smart laminated wood flooring which runs through the majority of the ground floor level, a downstairs bedroom 5/home office/play room with front aspect window, a nicely sized, dual aspect living room with feature fireplace which opens onto a rear extension with a large kitchen/dining room which runs across the entire rear of the property with UPVC French doors opening onto the rear garden. The kitchen is modern with many light grey units and cupboards along with white marble effect worktops and integrated double oven, induction hob and dishwasher.

The hallway also leads to a separate utility room with more modern units/cupboards and worktop area and a separate modern downstairs WC.

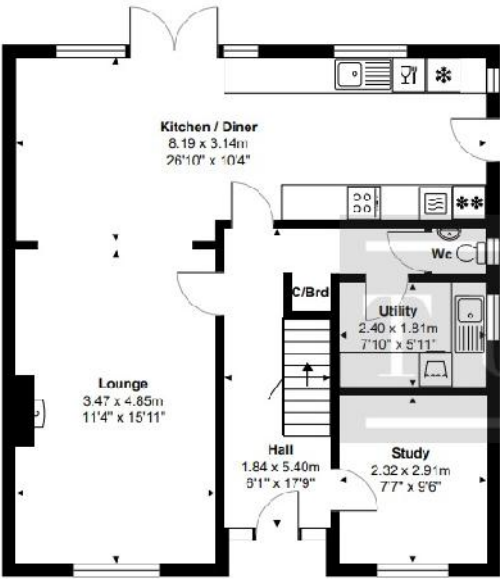
Stairs from the hallway lead to a nicely sized landing with bespoke glass balustrades (to be completed) with centre piece chandelier. The landing leads to four impressive double bedrooms, one with luxury en-suite shower room and a further modernised bathroom with white suite.

Externally there is a large garden with wonderful views backing onto Esher Rugby ground fields with patio and lawn areas. To the front there is a wide frontage with block paved driveway with side access gate. Soon to be added – 16ft x 8ft shed (split into storage and part summer house/ home office). Other benefits include: Double-glazing, gas central heating, available now, unfurnished. (EPC Rating: D). Elmbridge Borough Council tax band: F

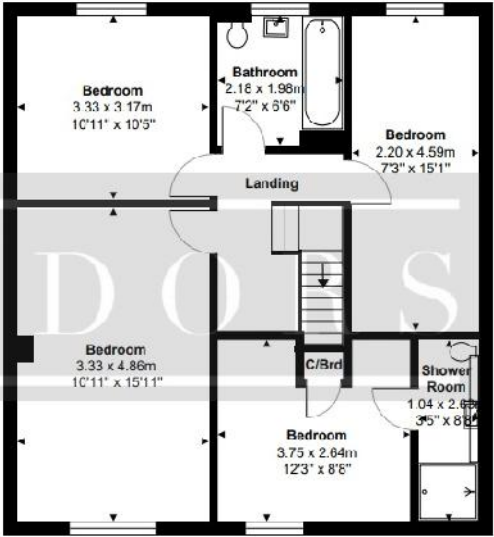
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PROPERTY DETAILS



Ground Floor



First Floor



Garden

Total Area: 141.2 m² ... 1520 ft²

All measurements are approximate and for display purposes only.



Please Note: These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Due to the enforcement of the property mis-description act, effective from April 1993, purchasers should make their own enquiries and ascertain that all services and appliances referred to in this sales particulars are in working order - where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.

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