



## A DETACHED FAMILY HOME SET IN A PRIVATE AND QUIET LOCATION

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6 THE GRANGE, MIDWAY,  
WALTON-ON-THAMES, SURREY KT12 3HN

savills



## LESS THAN A MILE TO WALTON ON THAMES MAINLINE STATION

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### 6 THE GRANGE, MIDWAY, WALTON-ON- THAMES, SURREY KT12 3HN

Quiet cul-de-sac location ♦ 3 reception rooms ♦ kitchen/  
breakfast room ♦ study ♦ 5 bedrooms (2 suites) ♦ family  
bathroom ♦ utility room ♦ mature rear garden ♦ double garage  
♦ EPC rating = D

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#### Situation

Walton-on-Thames town centre has a range of high street chains and individual boutiques, including a Sainsbury's supermarket, the 'Heart' shopping centre plus a good mix of pubs, restaurants and cafes.

Walton mainline station has a regular service to London Waterloo in approximately 26 minutes. The M25 (Junction 10) is 5 miles giving access to the motorway network. Central London is 20 miles via the A3 (2.5 miles). Heathrow (16 miles) and Gatwick airport (23 miles) are both within easy reach. [Please note all distances are approximate].

The local area offers an excellent selection of highly respected schools, both state and private, and there is a wide choice of recreational facilities including health clubs such as David Lloyd and St George's Hill Tennis Club. The River Thames and River Wey offer water sports, there is racing at Kempton and Sandown Park and numerous golf courses nearby.





**Description**

This lovely family home offers generous living accommodation and mature private garden, situated in a quiet cul-de-sac location.

You enter the property and to the right is the generous living room with sliding doors leading to the conservatory. This then leads out to the garden. The dining room is off the living room and has views over the garden.

The kitchen/breakfast room is double aspect creating a light and bright space. Leading off the kitchen is the utility room with access to the side and rear garden. Also situated on the ground floor is the study, guest cloakroom and integral double garage.

The staircase leads you up to the first floor which comprises the master bedroom with fitted wardrobes and an en suite. Four further bedrooms, one with an en suite, and a family bathroom complete the accommodation.

Externally there is mature private garden and driveway for two cars.

**Tenure:**

Freehold

**Local Authority:**

Elmbridge Borough Council

**Viewing:**

Strictly by appointment with Savills



# The Grange, Midway, Walton On Thames

Approximate Gross Internal Area = 220.7 sq m / 2375 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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