



An opportunity to buy a fabulous refurbished home

**2 Crossway, Walton-on-Thames, Surrey KT12 3JA**

Freehold



Lovely family home • open plan living • generous garden (approx 124 ft) • half a mile to Walton mainline station • 1 mile to town centre

#### Local information

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 away 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 Parks and numerous golf courses nearby.

#### About this property

An exciting and well-appointed family home on a sought-after private road. This property has been thoughtfully refurbished to a very high standard.

The ground floor has been reconfigured to include a large, well equipped open plan kitchen with island, breakfast bar and generous dining area. This space lends itself well to entertaining

and has bi-fold doors that open out onto a terrace and garden.

There is a well-presented separate living room with feature fireplace, also with doors leading out to the terrace and garden. A further family room offers a more informal living space and there is also a study to the front of the property.

In addition there is a generous utility room, leading to the garage, and separate guest cloakroom on this floor.

On the first floor there are four well presented bedrooms, three include fitted wardrobes and two have their own contemporary en suite bath/shower rooms and overlook the rear garden. A family bathroom completes the accommodation on this floor.

On the top floor are two generous bedrooms and a bathroom, this is the ideal space for teenagers or a live in nanny.

The rear garden is a true feature of this property, approx. 124 ft., mainly laid to lawn, perfect for the children to play. There is also a good size patio terrace ideal for entertaining.

#### Tenure

Freehold

#### Local Authority

Elmbridge Borough Council

#### Viewing

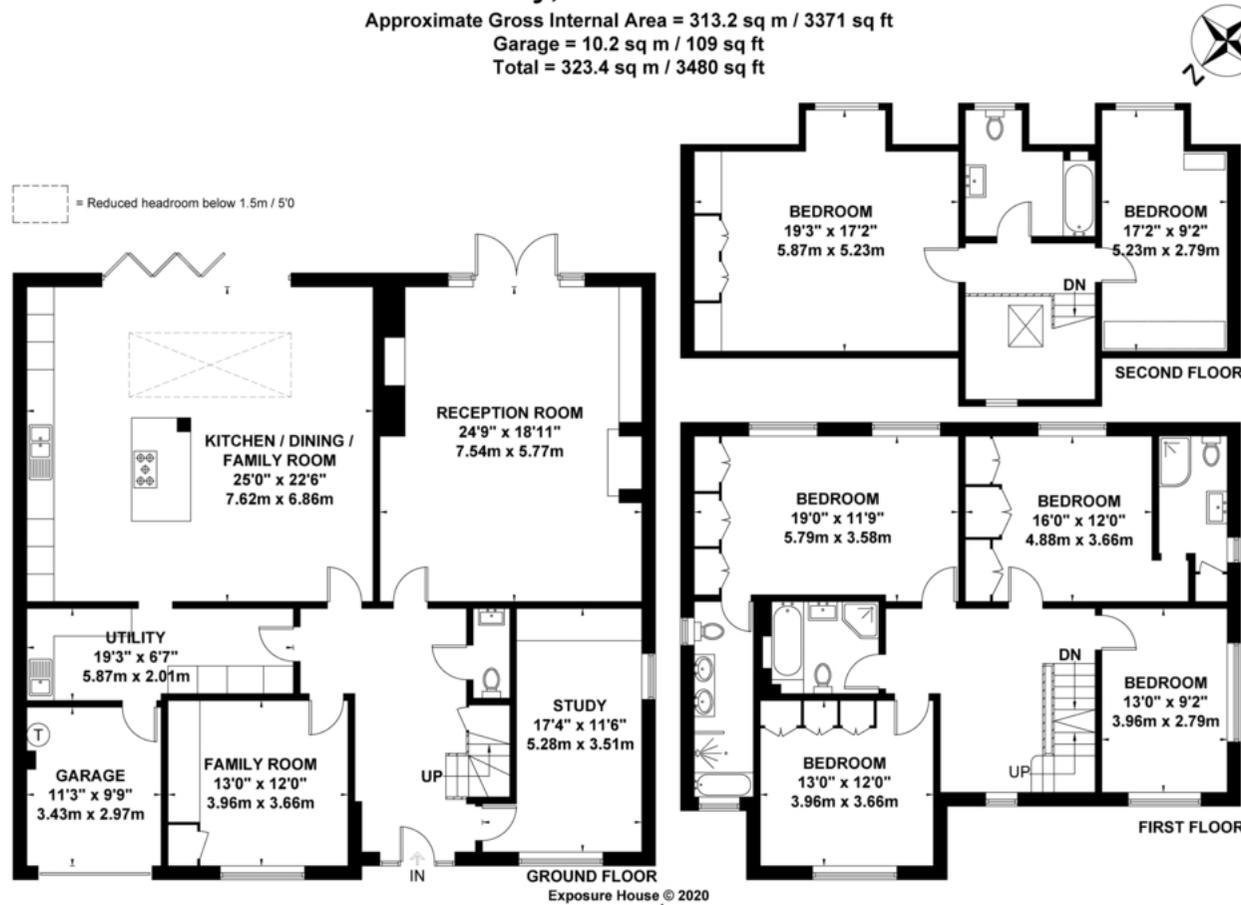
Strictly by appointment with Savills





### Crossway, Walton On Thames

Approximate Gross Internal Area = 313.2 sq m / 3371 sq ft  
 Garage = 10.2 sq m / 109 sq ft  
 Total = 323.4 sq m / 3480 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 purpose only. Measured and drawn 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.

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>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(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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