



Rydens Avenue, Walton-on-Thames



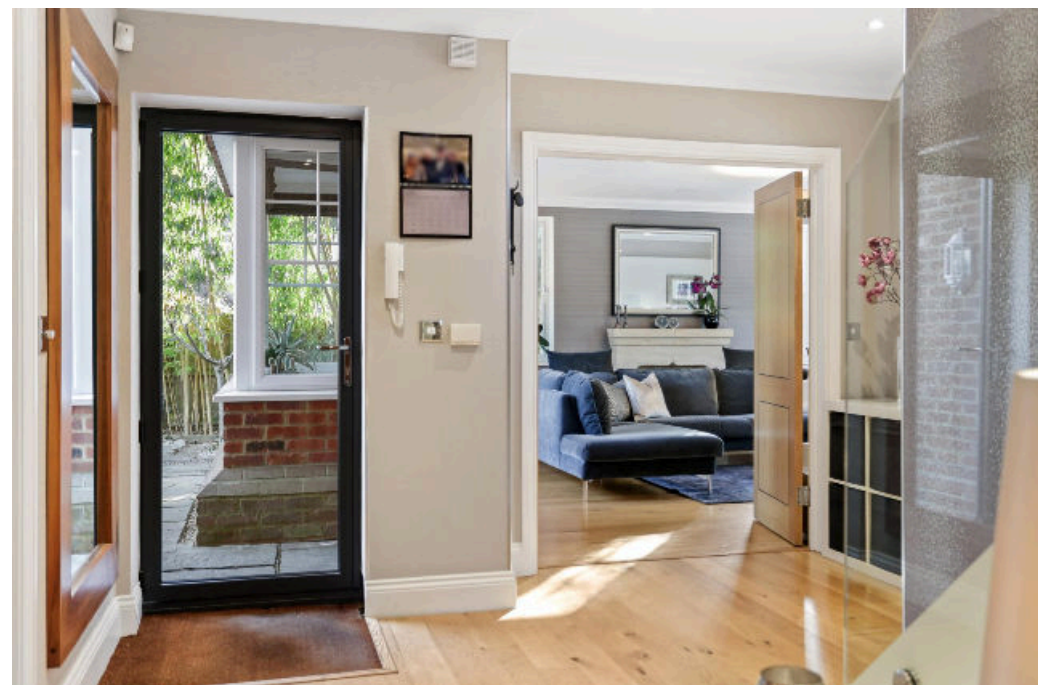


Immaculate condition throughout

Located in a highly sought-after part of Walton, this seven bedroom house, built in 2005, with electric gates, offers modern day living for a family with a south-west facing garden.

There are three receptions rooms, the main with a lovely bay and feature fireplace. The eat in kitchen / dining room is brilliant and is quite clearly the hub to this fabulous family home.

Schooling in the area is superb with an excellent selection of both private and state schools including Heathside, Cleves, Notre Dame, Feltonfleet, St George's College, Reeds and Hampton.

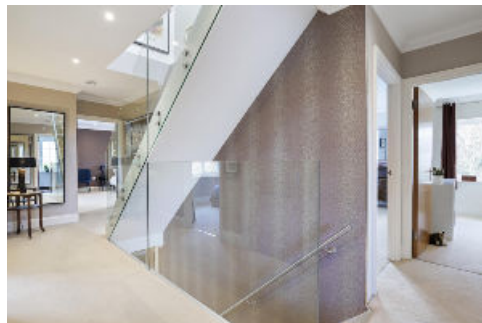
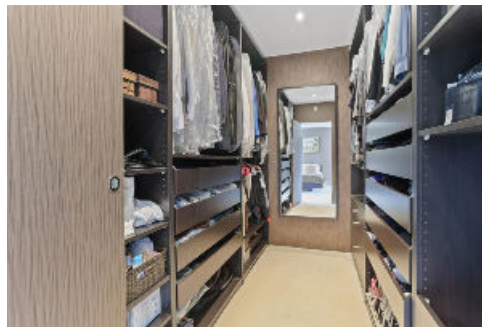


Guide price: £1,675,000

Tenure: Freehold

Local authority: Elmbridge Borough Council

Council tax band: G



Seven bedrooms over two floors. All bedrooms are doubles.



Location

The town of Walton is conveniently located and offers an excellent array of shops, artisan cafes/ eateries and restaurants including Cacao Route, the Surrey Coffee company, along with an Everyman cinema and a selection of Supermarkets.

The larger towns of Weybridge, Esher and Cobham are all easily accessible, along with the picturesque village of West End.

Communication links are excellent with the station providing a frequent service to London Waterloo, the M3 is within close proximity along with the A3 which provides direct access to central London, the M25 and the South.



Walton Station - 0.6 miles

Walton Town - 0.9 miles

Weybridge - 3 miles

M3 Jct 1 - 4.75 miles

Central London - 20 miles

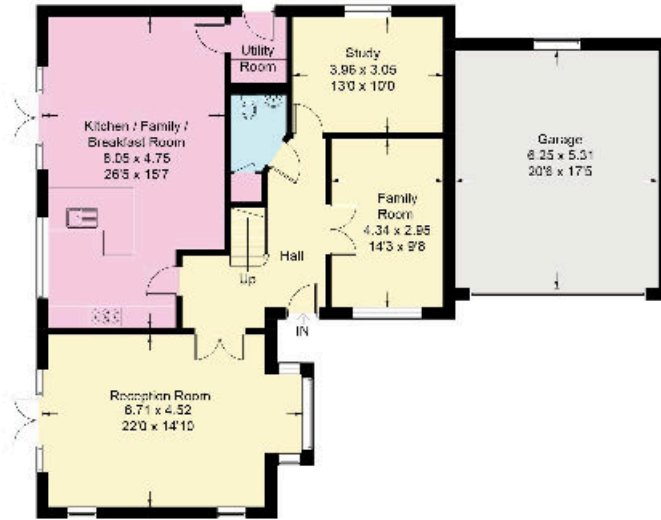
All distances are approximate

Rydens Avenue, KT12

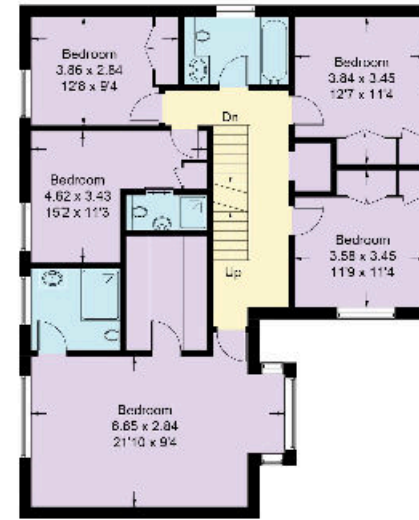
Approximate Gross Internal Area = 251.6 sq m / 2708 sq ft

Garage = 33.3 sq m / 359 sq ft

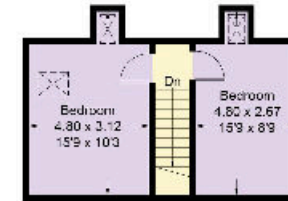
Total = 284.9 sq m / 3067 sq ft



Ground Floor



First Floor



Second Floor

Knight Frank
20 High Street,
Weybridge
KT13 8AB

knightfrank.co.uk

We would be delighted to tell you more

Matthew Scott

01932 548001

matthew.scott@knightfrank.com

Natalie Berthiaud

01932 548002

natalie.berthiaud@knightfrank.com

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
www.london58.com © 2023 hello@london58.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2023. Photographs and videos dated January 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.