



Rydens Avenue, Walton-on-Thames

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# A spacious bungalow situated on a sought-after road in Walton-on-Thames KT12.

Approached via a pedestrian gate from Rydens Avenue, this property offers over 1800 square feet on one level.

Entry is into a spacious and bright lounge with wooden parquet flooring, a fireplace and floor to ceiling patio doors which give wonderful views into the garden. There are doorways from here through to a bright dining room, also with large patio doors and a well sized kitchen. The kitchen is fully fitted with light grey shaker units, an induction hob, boiling water tap and an American style fridge freezer along with black granite worktops and a peninsula for counter seating.

There are four bedrooms; two of which are well sized with built in storage and one has access to the garden.

The shower room has been recently modernised with a large walk-in shower and a bidet.

In addition, there is a guest WC and an utility room.



4



1



2



1

EPC

D

**Tenure**

Freehold

**Local Authority**

Elmbridge Borough Council

**Council Tax**

Band G



## 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 house is a five-minute walk from the local high street and only a 20-minute walk to the river allowing you to enjoy The Swan, The Anglers and the many rowing clubs and walks along the river.

The larger towns of Weybridge, Esher and Cobham are all easily accessible, along with the picturesque village of West End with its own pub, sports club, village green and pond and the renowned Garson's Farm, perfect for fruit picking, coffee, or lunch.

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.

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.



## Distances

Walton-on-Thames Station - 0.6 miles

Walton-on-Thames Town - 0.9 miles

Weybridge - 3 miles

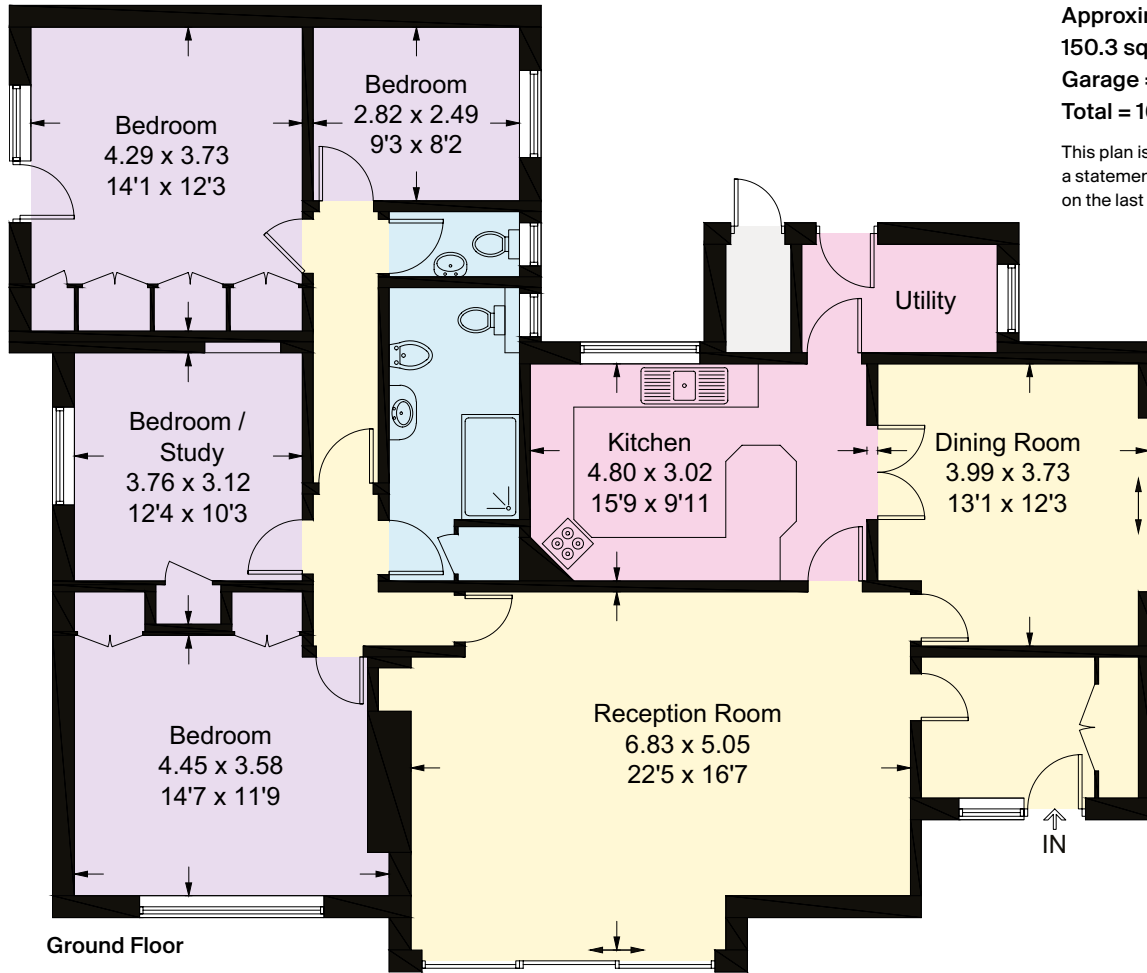
M3 Junction 1 - 4.75 miles

Central London - 20 miles

(All distances are approximate).

Please check catchment areas for specific schools as these are subject to change.





**Approximate Gross Internal Floor Area**

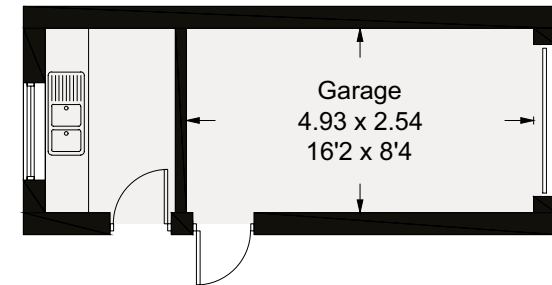
150.3 sq m / 1618 sq ft

Garage = 18 sq m / 194 sq ft

Total = 168.3 sq m / 1812 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)

Ground Floor

**Knight Frank Weybridge**

20 High Street

Weybridge

KT13 8AB

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We would be delighted to tell you more

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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.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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