



Rydens Avenue  
Walton On Thames, Surrey, KT12 3JL  
£1,450,000 Guide Price

## Property details

-  5 bedrooms
-  5 baths
-  EPC Rating B
-  2367 sq. ft
-  Walton 0.8 miles
- Five luxurious bedrooms and five bathrooms renovated to a high specification
- Highly sought-after Rydens Avenue location
- Large driveway with parking for multiple vehicles
- Spacious entrance hallway and spectacular feature staircase
- Separate reception room
- Impressive open-plan kitchen/dining/living space
- Bi-fold doors opening onto landscaped rear garden
- Beautifully maintained garden with patio area
- High-specification integrated appliances
- Separate utility room and downstairs WC
- Principal bedroom with walk-in wardrobe and large en-suite
- Excellent family accommodation arranged over three floors
- Close to Walton-on-Thames mainline station.
- Excellent local schools, amenities and transport links

### An Exceptional Five-Bedroom, Five-Bathroom Home on Rydens Avenue

Occupying a highly sought-after position on the prestigious and highly regarded Rydens Avenue, this exceptional five-bedroom, five-bathroom home has been comprehensively renovated and finished to an exacting high specification throughout.

Offering luxurious and versatile accommodation arranged over three floors, the property combines contemporary design, generous proportions and exceptional attention to detail. A large private driveway provides ample off-road parking for multiple vehicles, creating an impressive first impression.

Upon entering, a spacious entrance hallway leads to a separate reception room and an impressive open-plan lounge, dining and living space, forming the heart of this wonderful family home. Bi-fold doors open directly onto the beautifully maintained and landscaped rear garden, complete with a generous patio area, creating a seamless connection between the indoor and outdoor spaces and an ideal setting for entertaining.

The stylish contemporary kitchen features a breakfast bar and a range of high-specification appliances, with a separate utility room and downstairs WC adding further practicality.

A spectacular staircase leads to the first floor, where the impressive principal bedroom benefits from a walk-in wardrobe and large en-suite bathroom. Two further bedrooms, including an additional en-suite bedroom, and a beautifully appointed family bathroom complete this floor.

The top floor provides two further spacious double bedrooms, both with their own en-suite bathrooms, offering an

exceptional level of flexibility for family members, guests or those seeking additional private accommodation.

Rydens Avenue is a highly regarded residential address, particularly popular with families, and is ideally located for a wide range of excellent schools, local amenities, restaurants, leisure facilities and green spaces. The property is also conveniently positioned for Walton-on-Thames mainline station, providing fast and convenient rail connections, with services reaching London Waterloo in around 20 minutes.

Combining an enviable location with exceptional accommodation, luxurious finishes, landscaped gardens and substantial parking, this is a rare opportunity to acquire a truly outstanding family home. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this impressive property has to offer.

#### Location

##### Transport Links

Walton-on-Thames 0.8 miles  
Hersham 0.7 miles

##### Schooling Facilities

###### Primary

Walton Oak Primary School  
Bell Farm Primary School  
Cardinal Newman Catholic Primary School

###### Secondary

Three Rivers Academy  
Heathside Walton  
Esher CofE High School

**Council tax band:** Tax band G

**Local authority:** Elmbridge Borough Council

**Tenure:** Freehold



Close to Walton mainline  
station  
Excellent local schools,  
amenities and transport  
links

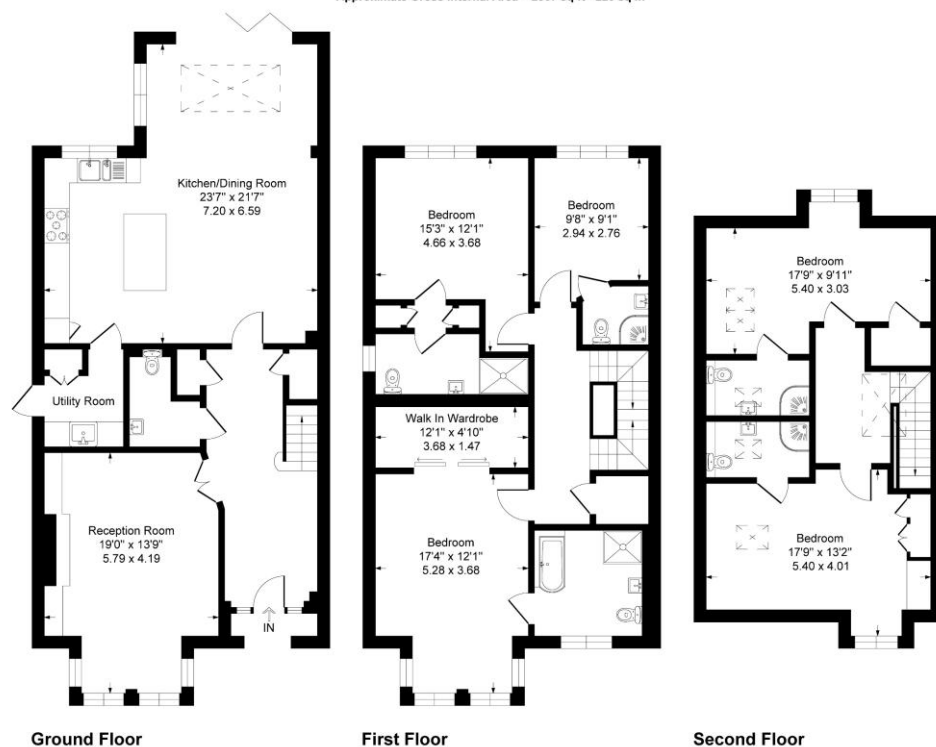
Excellent family  
accommodation arranged  
over three floors



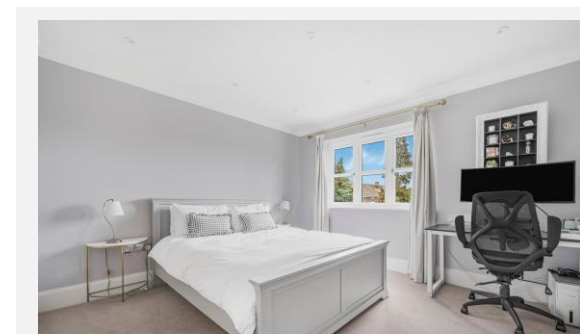
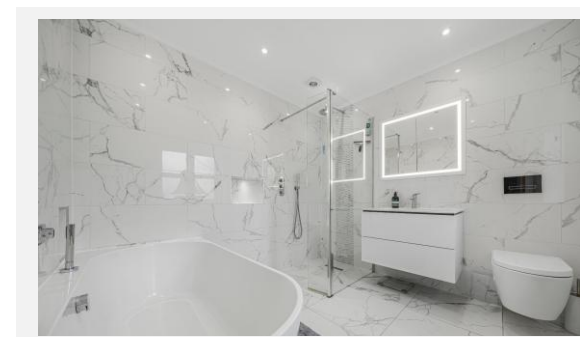
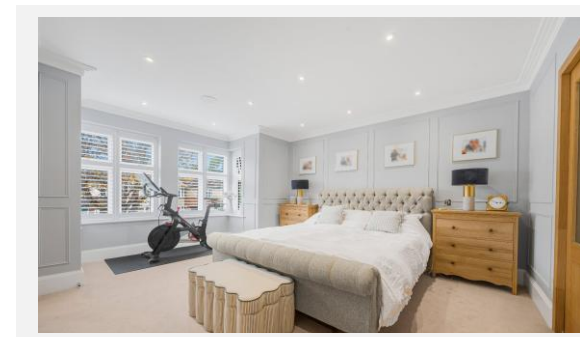
## Floorplan

### Rydens Avenue, Walton, KT12

Approximate Gross Internal Area = 2367 sq ft - 220 sq m



This floorplan is for guidance only and does not form part of an offer or contract. Buyers or tenants should verify all details through inspection, searches, and surveys. Measurements are approximate and should not be relied upon for valuation or transactions. [www.evolve.london.co.uk](http://www.evolve.london.co.uk)



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