

18 Second Avenue  
Walton-On-Thames, Surrey, KT12 2HW  
**£625,000** Asking Price



## Property details

 4 bedrooms

 2 baths

 1266 sq. ft

 Hersham 1.25 miles

- Semi-Detached Home
- Two Reception Rooms
- Downstairs WC
- Kitchen/Breakfast Room
- Driveway Parking
- Over 50' Rear Garden
- Cul-De-Sac Location

This spacious, four-bedroom semi-detached house is situated in a quiet cul-de-sac location, close to great schools, and approximately 0.6 miles from The River Thames and The Xcel leisure centre.

The accommodation on the ground floor comprises a front aspect lounge with bay window, spacious kitchen/breakfast room, downstairs WC, and a further 22' reception room at the rear of the house with double doors leading onto the garden.

Upstairs, all four bedrooms have fitted storage, with the largest benefiting from an en-suite shower room, plus there is a family bathroom.

Outside, the rear garden is over 50' in length, with spacious lawn and patio areas. At the front, there is a driveway providing off street parking.

### Location

#### Transport Links

Hersham 1.7 miles  
Walton-on-Thames 1.8 miles  
Upper Halliford 1.77 miles

#### Schooling Facilities

Primary  
Grovelands Primary School  
Walton Oak Primary School  
Ashley CofE Aided Primary School  
Cardinal Newman Catholic Primary School

Secondary  
Heathside Walton  
Three Rivers Academy

**Council tax band:** Tax band D

**Local authority:** Elmbridge Borough Council

**Tenure:** Freehold



CUL-DE-SAC LOCATION

SEMI-DETACHED FOUR  
BEDROOM HOUSE



## Floorplan

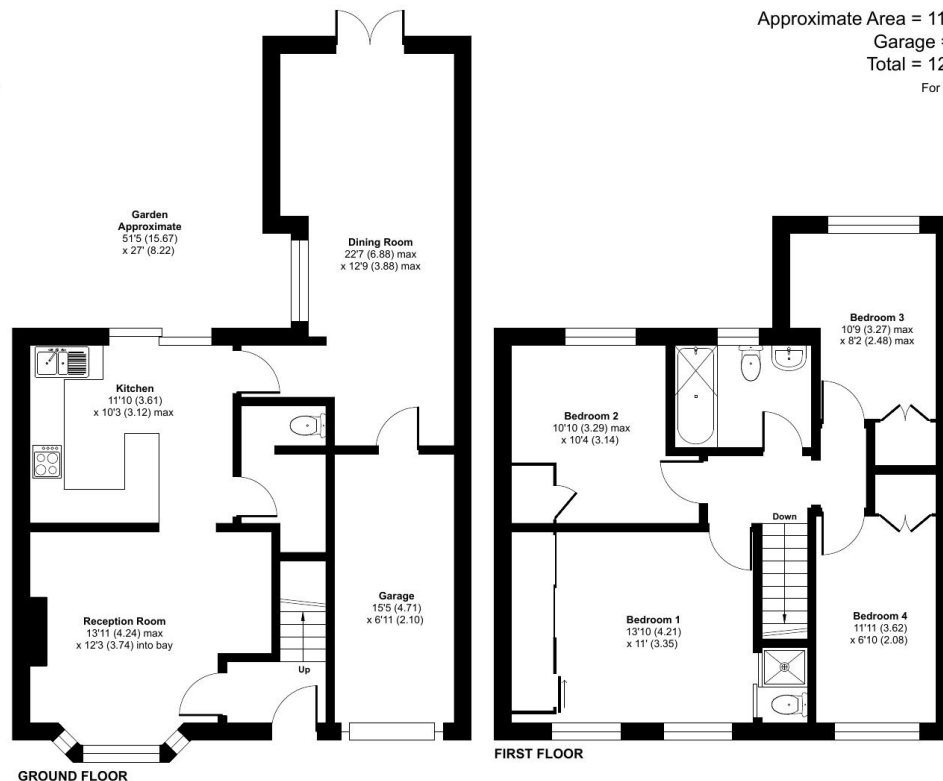
### Second Avenue, Walton-On-Thames, Surrey, KT12

Approximate Area = 1160 sq ft / 107.7 sq m

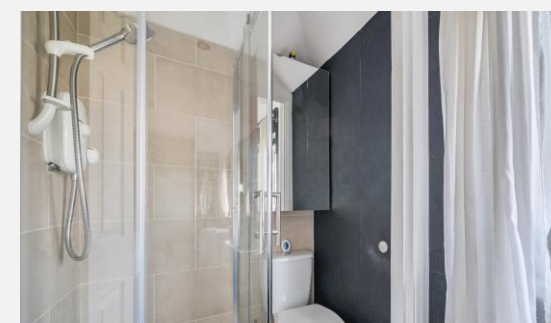
Garage = 106 sq ft / 9.8 sq m

Total = 1266 sq ft / 117.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1380705



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