



Seymours

Armstrong Close Walton-On-Thames, Surrey, KT12 2JQ

£550,000 Asking Price



Property details

 3 bedrooms

 1 bath

 EPC Rating C

 809 sq. ft

 Walton 1.9 miles

- Exclusive cul-de-sac location moments from the River
- First-floor River Thames views.
- Private residents' riverside garden.
- Spacious living/dining room with garden access.
- Three bedrooms with loft conversion potential (STPP).
- Garage, ample residents and visitor spaces.
- Thames walks, riverside pubs and Hampton Court nearby.
- Excellent schools and fast links to London Waterloo.

Tucked away within a peaceful and highly sought-after cul-de-sac, moments from the banks of the River Thames, this charming three-bedroom home enjoys delightful first-floor river views and the exceptional benefit of access to a private residents' riverside garden – a tranquil haven perfect for relaxing, entertaining or enjoying a picnic beside the water.

Perfectly positioned for family life and commuters alike, Armstrong Close offers the best of both worlds. Scenic riverside walks are quite literally on the doorstep, leading to an array of popular pubs, cafés and restaurants along the Thames, while the historic splendour of Hampton Court Palace is just a short stroll or cycle away. Walton-on-Thames town centre provides an excellent selection of shops, supermarkets and eateries, with nearby Weybridge offering further boutique shopping and dining experiences.

Families will appreciate the property's proximity to a number of highly regarded local schools, while commuters benefit from excellent transport connections. Walton-on-Thames railway station provides regular fast services to London Waterloo in approximately 25 minutes, and nearby Hampton Court Station (Zone 6) offers additional rail links together with convenient access to the London transport network. The A3, M3 and M25 are also easily accessible, making travel throughout Surrey and into Central London exceptionally convenient.

The accommodation is both well-planned and welcoming, comprising an entrance hall with useful storage, a downstairs cloakroom/WC, and a spacious open-plan living and dining room with double doors opening directly onto the private rear garden—creating an ideal space for both everyday living and entertaining. The fitted kitchen features a range of units, integrated hob and oven, together with space for additional appliances.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. A particularly attractive feature is the generous loft space, offering excellent potential for conversion (subject to the usual planning permissions and building regulations), with several neighbouring properties having successfully completed similar extensions.

Externally, the property enjoys a fully enclosed rear garden, a garage and ample residents and visitors parking. The beautifully maintained private residents' lawn, bordering the River Thames and accessed via a secure gate, provides an idyllic setting to unwind, watch the boats drift by or spend sunny afternoons with family and friends.

Homes in this exclusive riverside setting are rarely available. Combining peaceful surroundings, outstanding local amenities, excellent schools and superb transport links, this is a wonderful opportunity to secure a home offering an enviable lifestyle in one of Walton-on-Thames' most desirable locations.

Location

Transport Links

Walton-on-Thames – 1.9 miles

Hersham – 1.9 miles

Schooling Facilities

Primary

Grovelands Primary

Bell Farm Primary School

Cardinal Newman Catholic Primary School

Cleves School

Secondary

Heathside School Walton

Three Rivers Academy

Walton Leigh School

Claremont Fan Court School

Council tax band: Tax band E

Local authority: Elmbridge Borough Council

Tenure: Freehold



Exclusive cul-de-sac
location moments from the
River

Three bedrooms with loft
conversion potential
(STPP)



Floorplan

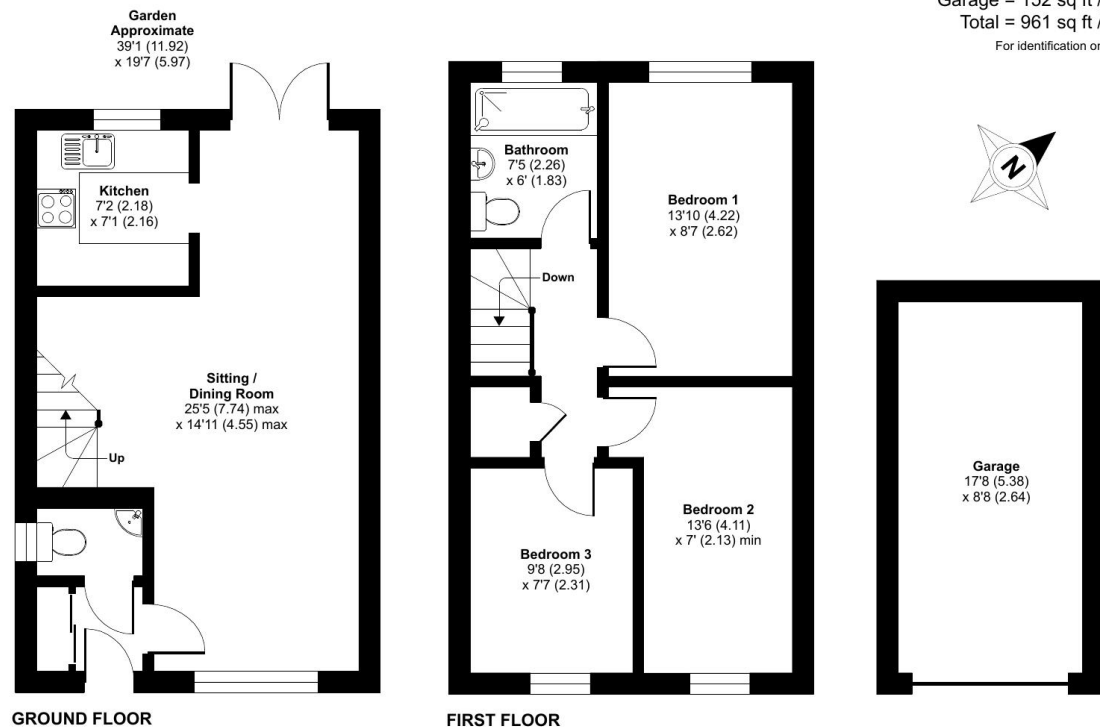
Armstrong Close, Walton-On-Thames, Surrey, KT12

Approximate Area = 809 sq ft / 75.2 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 961 sq ft / 89.3 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 2026. Produced for Seymours Estate Agents. REF: 1502386



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