

Seymours

Sunbury Lane
Walton-On-Thames, Surrey, KT12 2HU

£400,000 OIEO



Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 724 sq. ft
- Walton-on-Thames 1.6 miles

- NO ONWARD CHAIN
- Attractive character semi-detached family home
- Two well-proportioned bedrooms arranged over two floors
- Two reception rooms offering flexible living and dining space
- Good-sized rear garden with excellent potential (STPP)
- In need of updating, offering scope to modernise and add value
- Sought-after Walton-on-Thames location close to town centre shops and amenities
- Excellent transport links to London Waterloo

NO ONWARD CHAIN – This two bedroom semi-detached character home requiring modernization is situated in the popular Sunbury Lane and presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes. Offering plenty of potential, the accommodation includes two well-sized bedrooms, two reception rooms and a practical kitchen, with well-balanced living space arranged over two floors. while the generous rear garden provides an ideal setting for outdoor entertaining, family enjoyment or future extension, subject to the necessary planning permissions.

Ideally located in the heart of Walton-on-Thames, the property is within easy reach of the town centre, where you'll find a wide selection of shops, cafés, restaurants and everyday amenities. The nearby Heart Shopping Centre, together with the High Street, caters for all your daily needs, while the picturesque River Thames and its surrounding towpaths offer pleasant walks and outdoor leisure opportunities.

The area is particularly popular with families thanks to its excellent choice of schools. Well-regarded primary schools including Grovelands Primary, Ashley Church of England Primary and Walton Oak are all nearby, with respected secondary schools such as Three Rivers Academy and Heathside School also within easy reach.

Walton-on-Thames mainline station provides regular direct services into London Waterloo in approximately 25 to 30 minutes, making it an excellent choice for commuters. The property also benefits from convenient bus routes serving Weybridge, Kingston and neighbouring towns, while the A3 and M25 are easily accessible for travel further afield.

Offering plenty of potential in a well-established and convenient location, this characterful home combines generous accommodation, a good-sized garden and excellent transport links. With no onward chain, it is ready for its new owners to make it their own.

Location

Transport Links
Walton-on-Thames – 1.6 miles
Hersham – 1.7 miles

Schooling Facilities
Primary
Ashley CofE Aided Primary School
Walton Oak Primary School
Cardinal Newman Catholic Primary School
Cleves School Primary School
Grovelands Primary School

Secondary
Thamesmead School
Halliford School
Three Rivers Academy
Heathside School
St George's College

Council tax band: Tax band D
Local authority: Elmbridge Borough Council
Tenure: Freehold





NO ONWARD CHAIN

CHARACTER HOME WITH POTENTIAL TO EXTEND (STPP)

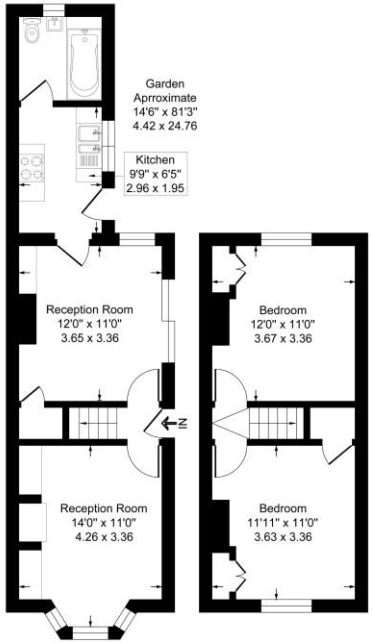




Floorplan

Sunbury Lane, Walton, KT12

Approximate Gross Internal Area
Main House 724 sq ft - 67 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.
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