



Sunbury Lane
Walton On Thames, Surrey, KT12 2HX
£520,000 Asking Price

Property details

 2 bedrooms

 1 bath

 EPC Rating D

 768 sq. ft

 Walton 1.6 miles

- Immaculate two-bedroom semi-detached cottage
- Two reception rooms with fireplaces
- Two double bedrooms with storage
- Large garden with garden office
- Scope to extend (STPP)
- Sought-after location near the River Thames
- Close to Walton-on-Thames town centre
- Excellent links to London Waterloo, A3 & M25
- Popular residential road

An immaculate two-bedroom semi-detached cottage, ideally situated in a sought-after location close to the River Thames and Walton-on-Thames town centre. Perfect for first-time buyers or investors, the property offers well-balanced accommodation, charming character features, scope to extend, and a range of practical modern touches.

Downstairs, the property features two reception rooms, each with a fireplace and wood flooring, creating comfortable and versatile spaces for both living and dining. One of the reception rooms also benefits from built-in storage. The kitchen is filled with natural light, providing a pleasant and practical space for everyday cooking.

Upstairs, there are two well-proportioned double bedrooms, both with built-in cupboards providing useful storage. The bathroom is fitted with a modern rain shower. The property has an EPC rating of D and is within Council Tax Band D.

Outside, the property boasts a large garden, offering ample space for entertaining, relaxing or gardening. A useful garden office provides an excellent additional space for home working, hobbies or a dedicated study, while the property's proximity to the River Thames adds further appeal.

Walton-on-Thames offers an excellent blend of riverside living and everyday convenience, with scenic walks along the Thames, a variety of cafés and restaurants, and a busy high street providing supermarkets and a

wide range of amenities. A selection of popular local schools and parks are also within easy reach, making the area appealing to a broad range of buyers.

For commuters, Walton-on-Thames station provides regular services to London Waterloo in approximately 25–35 minutes, along with connections towards Guildford and Woking. Local bus services link the surrounding towns and shopping centres, while excellent road connections provide straightforward access to the A3 and M25.

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
Groveland's School

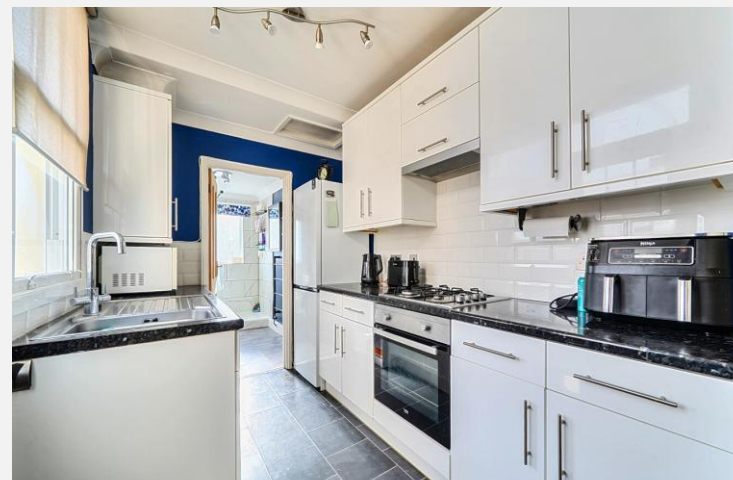
Secondary
Thamesmead School
Halliford School
Heathside, Walton
Esher C of E

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



Large garden with garden office
Scope to extend (STPP)

Sought-after location near
the River Thames &
Close to Walton-on-
Thames town centre



Floorplan

Sunbury Lane, Walton On Thames, Surrey, KT12

Approximate Area = 768 sq ft / 71.3 sq m

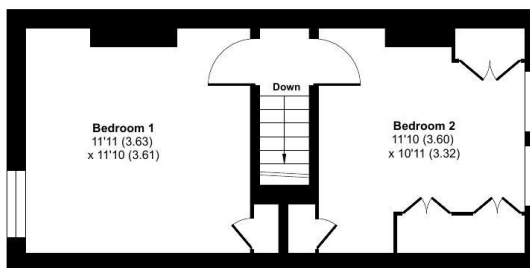
Outbuilding = 128 sq ft / 11.8 sq m

Total = 896 sq ft / 83.1 sq m

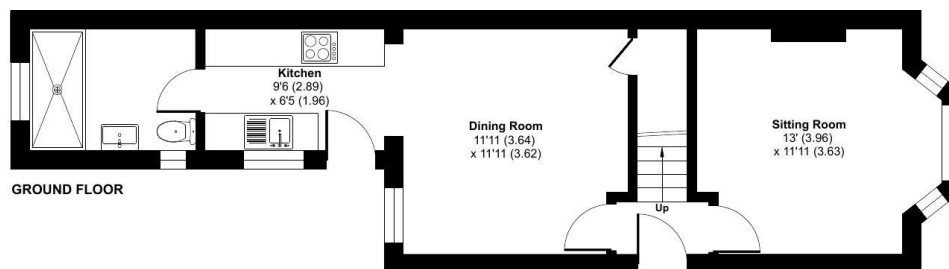
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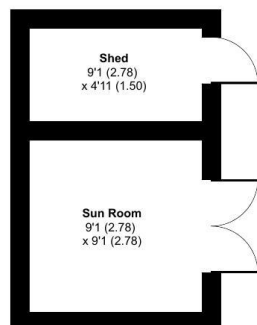
Garden
Approximate
111'5 (33.95)
x 16'3 (4.96)



FIRST FLOOR



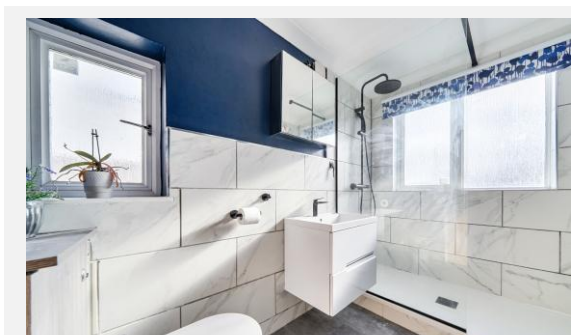
GROUND FLOOR



OUTBUILDING 1 / 2



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: 1521258



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