



44 Thamesmead
Walton On Thames, Surrey, KT12 2SH

£530,000 Offers in Excess of



Property details

-  3 bedrooms
-  2 baths
-  EPC Rating B
-  953 sq. ft
-  Walton- on-Thames 1.3 miles

- • Freehold
- • 3 Bedrooms
- • 1 Reception Room
- • 2 Bathrooms
- • House
- • End of Terrace
- • Garden
- • Patio
- • Outbuilding
- • 953 Approx Sq Ft
- • Private Parking Bay

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A beautifully presented three-bedroom home offering stylish, contemporary living with a stunning open-plan kitchen/dining room, landscaped rear garden, versatile outbuildings and private freehold parking.

The ground floor features a welcoming reception room to the front, a modern family bathroom and an impressive extended kitchen/dining space with a central island, skylight and bi-fold doors opening onto the private rear garden. A separate utility room provides additional storage and practicality.

Upstairs are three well-proportioned bedrooms, ideal for families, professionals or those looking for flexible home working space.

The low-maintenance rear garden has been thoughtfully designed for entertaining, with a covered seating area, large patio and two detached outbuildings, offering excellent potential as a home office, gym, studio or workshop. Additionally, the property offers a private freehold parking bay.

Situated in a popular residential location in Walton-on-Thames, the property is conveniently positioned for local schools, shops, parks and transport links.

Transport Links

Walton on Thames Station -1.3 miles

Schooling Facilities

Primary – Grovelands School – 0.4 miles
Ashley Church of England Primary 0.5 miles

Secondary
Heathside- 0.4 miles

Council tax band: Tax band D

Local authority: Elmbridge Borough Council

Tenure: Freehold

Viewings

Starting from 5rd August 2026 – by appointment only
[01932 629600](tel:01932629600) / sales@seymours-walton.co.uk

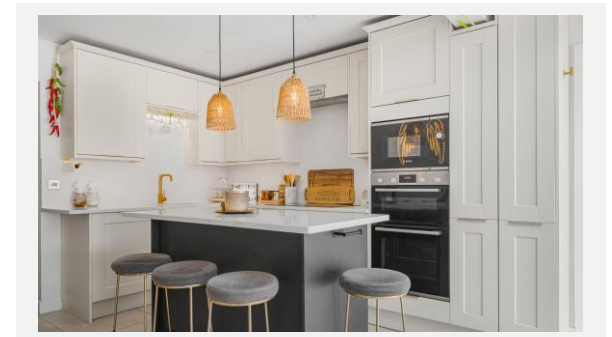
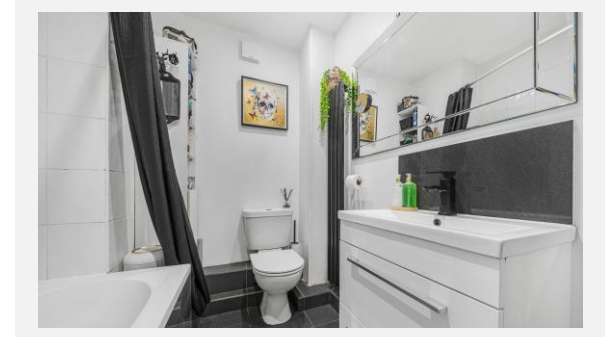
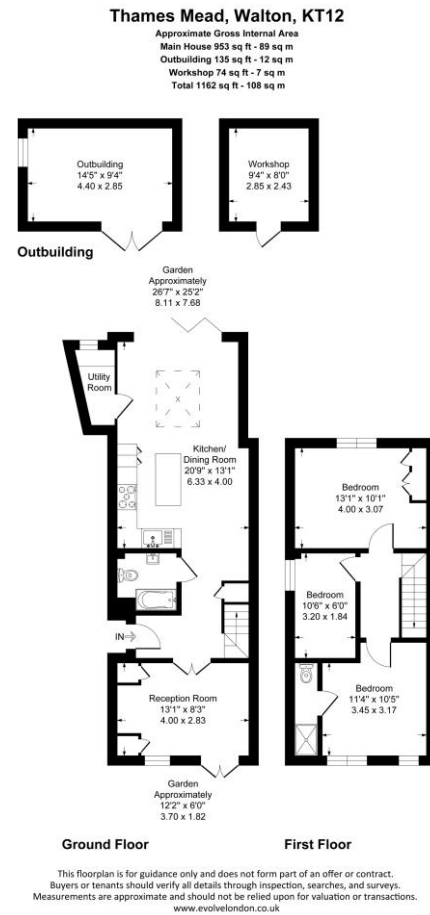


The Thames in Walton flows gently, reflecting skies and peaceful riverside town life.

A beautiful home with the perfect entertaining space inside and out



Floorplan



Walton On Thames office 2 The Wellington, 60 High Street, Walton-On-Thames, Surrey, KT12 1FL
01932 629600 / sales@seymours-walton.co.uk / seymours-estates.co.uk

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