

Seymours

# Cambridge Road
# Walton On Thames, Surrey, KT12 2DP

£450,000 Asking Price

## Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 768 sq. ft
- Walton-on-Thames 1.4 miles

- Beautifully presented two-bedroom character cottage
- Off-street parking
- Stunning 70ft south-west facing rear garden
- Bright and airy throughout
- Two generous double bedrooms
- Boarded loft with Velux window and conversion potential (STPP)
- Walking distance to Walton High Street and Xcel Leisure Centre
- Convenient for the River Thames, riverside pubs and popular local schools

A beautifully presented two-bedroom character cottage, ideally situated on a popular road, offering off-street parking and a stunning south-west facing rear garden. The property is decorated in warm, neutral tones and enjoys an abundance of natural light, creating a bright and airy feel throughout.

The ground floor comprises a welcoming front-aspect lounge with chimney breast, a separate dining room, a galley-style kitchen and a family bathroom with shower over the bath. Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. Further features include a boarded loft with a Velux window, offering potential for conversion, subject to the necessary planning permissions.

The rear garden is a particular highlight, extending to approximately 70ft and enjoying a wonderful sense of privacy. Beautifully arranged with a combination of patio and lawn, it provides an ideal space for relaxing and entertaining, with a shed conveniently positioned at the rear. The property also benefits from off-street parking.

Cambridge Road is a popular residential location, conveniently placed for local amenities and providing easy access to the River Thames, where scenic towpath walks and a selection of riverside pubs can be enjoyed. Walton High Street and the Xcel Leisure Centre are both within walking distance, while the property is also well placed for popular local schools, including Grovelands and the new Heathside.

Location

**Transport Links**

Walton-on-Thames 1.4 miles
Upper Halliford 1.5 miles
Hersham 1.5 miles

**Schooling Facilities**

Primary
Grovelands Primary School
Ashley CofE Aided Primary School
Walton Oak Primary School

Secondary
Thamesmead School
The Bishop Wand Church of England School
Halliford School
Heathside Walton School

**Council tax band:** Tax band
**Local authority:**
**Tenure:** Freehold





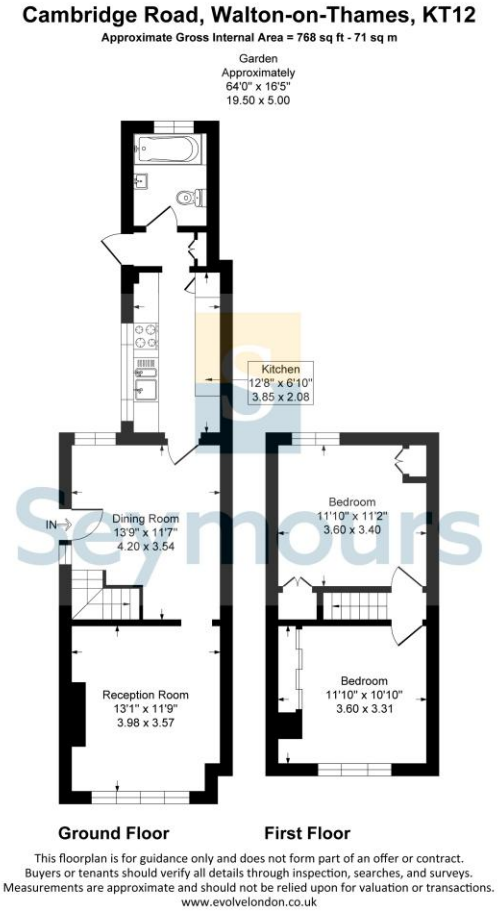
Two-bedroom character cottage, off-street parking & 70ft south-west facing garden with potential to extend (STPP)

Walk to the River Thames, town centre and station, schools, Amenities and major transport links





## Floorplan







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