



17 Albright Gardens, Walton-On-Thames, Surrey, KT12 1GU

£1,125,000



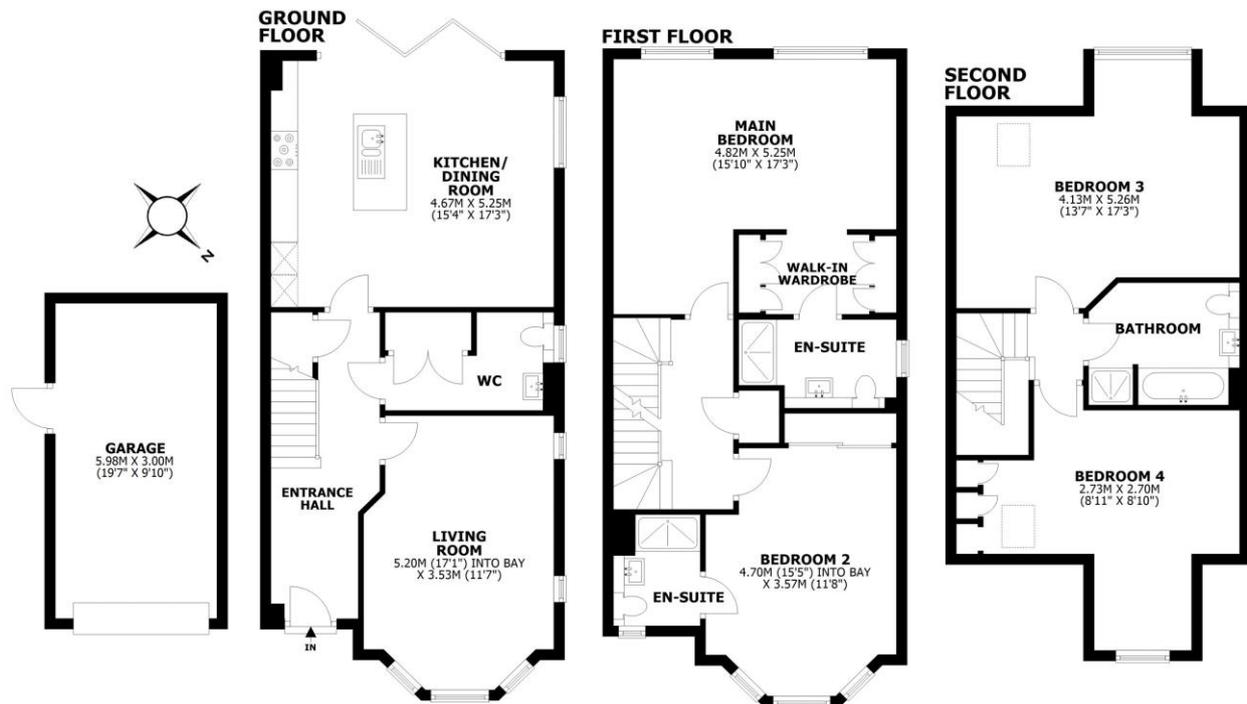


Albright Gardens, Walton-on-Thames, KT12

Total internal area: approx. 185.9 sq. metres (2000.8 sq. feet)

Main area: approx. 168.0 sq. metres (1807.9 sq. feet)

Garage: approx. 17.9 sq. metres (192.9 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered with no onward chain, and nestled within the sought-after London Square development in Albright Gardens, this beautifully presented four double bedroom semi-detached townhouse offers stylish and spacious accommodation arranged over three floors. Built in 2022, the property benefits from the remainder of its new home guarantee. The ground floor has been thoughtfully designed for modern family living and entertaining. To the front is a well-proportioned living room with Amtico flooring, while to the rear a stunning open-plan kitchen/dining/family space overlooks the garden. The kitchen is beautifully appointed with high-specification integrated appliances, a central island and porcelain flooring, complemented by elegant décor throughout. Bi-fold doors open seamlessly onto the south-west facing garden, creating a bright and sociable space ideal for both everyday living and entertaining. A useful utility room and downstairs cloakroom complete the ground floor accommodation. The first floor hosts two generous double bedrooms, both benefitting from luxurious en-suite bathrooms. The principal bedroom is particularly impressive, featuring dual windows overlooking the garden and a superb fitted dressing area. The second floor offers two further well-proportioned double bedrooms, served by a modern family bathroom. Externally, the rear garden provides a wonderful space for outdoor living, with a paved patio area ideal for summer entertaining and a low-maintenance lawn. There is also direct access to the garage. To the side of the property, a driveway provides off-street parking for several vehicles in addition to the garage. Ideally located approximately 0.8 miles from Walton mainline railway station, providing a fast and frequent service to London Waterloo, the property is also within around half a mile of Walton town centre and the start of the High Street, with its wide range of shops, restaurants and amenities, as well as the nearby River Thames. This exclusive and contemporary development has proved extremely popular, offering a quiet residential setting while remaining conveniently positioned for commuting, local amenities, highly-regarded local schools, and riverside walks. Finished to a high specification throughout and offering flexible accommodation perfectly suited to family life, this exceptional home combines modern design, comfort and convenience in a highly desirable location. EPC Rating B.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.