



3 Sunbury Lane Walton-On-Thames Surrey KT12 2HX

£685,000





Approximate Gross Internal Floor Area: 118 m sq / 1273 sq ft

Garage Area: 20 m sq / 213 sq ft

Total Area: 138 m sq / 1486 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain, this four-bedroom semi-detached cottage offers unexpectedly generous proportions and a contemporary finish. The heart of the home is the stunning open-plan kitchen/dining/family room to the rear, featuring sleek white gloss cabinetry, integrated appliances, and a breakfast bar. Bathed in natural light via Velux windows and bi-folding doors, this space further benefits from wood flooring and comfortable underfloor heating. The ground floor also hosts a separate, cozy lounge with a feature bay window and fireplace, alongside a practical W.C. Upstairs, the first floor provides three well-proportioned bedrooms and a modern family bathroom. The crown jewel is the exceptional loft conversion—a spacious principal suite boasting impressive ceiling height, a dedicated dressing room with fitted wardrobes, and a private en-suite shower room. Externally, the south-west facing garden is an ideal sun trap with both patio and lawn areas. At the rear sits a premium, multi-use studio—perfect as a home office or gym—complete with heating, internet, bi-folding doors, and even space for a wine fridge. Situated on the popular Sunbury Lane, you are moments from the River Thames towpath and its charming riverside pubs. The property is perfectly placed for Walton high street, the Xcel leisure centre, and falls within proximity of sought-after schools, including the new Walton Heathside. Driveway parking and side access complete this fantastic family home. EPC Rating D.



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.