



New Zealand Avenue, Walton-On-Thames, KT12 1PT

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Perfectly located in the heart of Walton-on-Thames, just yards from the shopping centre and only a few minutes' walk from the beautiful riverside walks along the River Thames, this semi-detached home is offered for sale with no onward chain and presents an excellent opportunity for the new owners to modernise and enhance the property.

A standout feature is the separate self-contained annexe, comprising a reception room with a kitchenette and double doors opening onto the garden, a modern fitted shower room, and a bedroom. With its own private entrance from the driveway, it offers excellent flexibility and could equally serve as a home office, guest accommodation or family room.

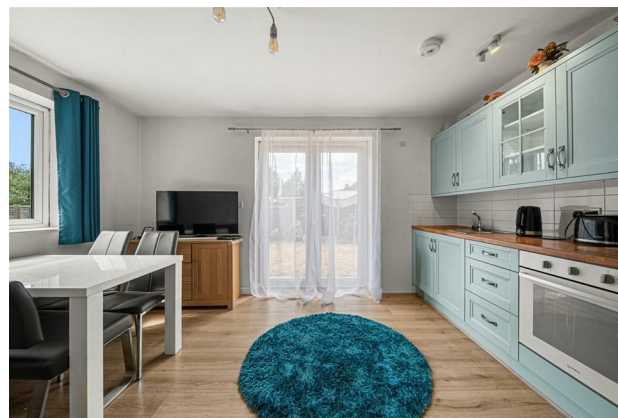
A block-paved driveway leads to an entrance porch, opening into a spacious and welcoming hallway. The generous main reception room features a central fireplace, herringbone wood flooring and a bay window to the front, while double doors lead through to the conservatory overlooking the rear garden. The kitchen is fitted with a range of white wall and base units and provides direct access to the garden.

Upstairs, there are three bedrooms. The principal bedroom enjoys a bay window to the front, while a further double bedroom overlooks the rear garden. The bathroom is fitted with a white suite comprising a bath, separate shower cubicle, wash basin and WC.

Outside, the generous south-west facing rear garden is mainly laid to lawn with mature borders and benefits from a side gate providing access to the driveway and the annexe.

Offered for sale with no onward chain.

Freehold



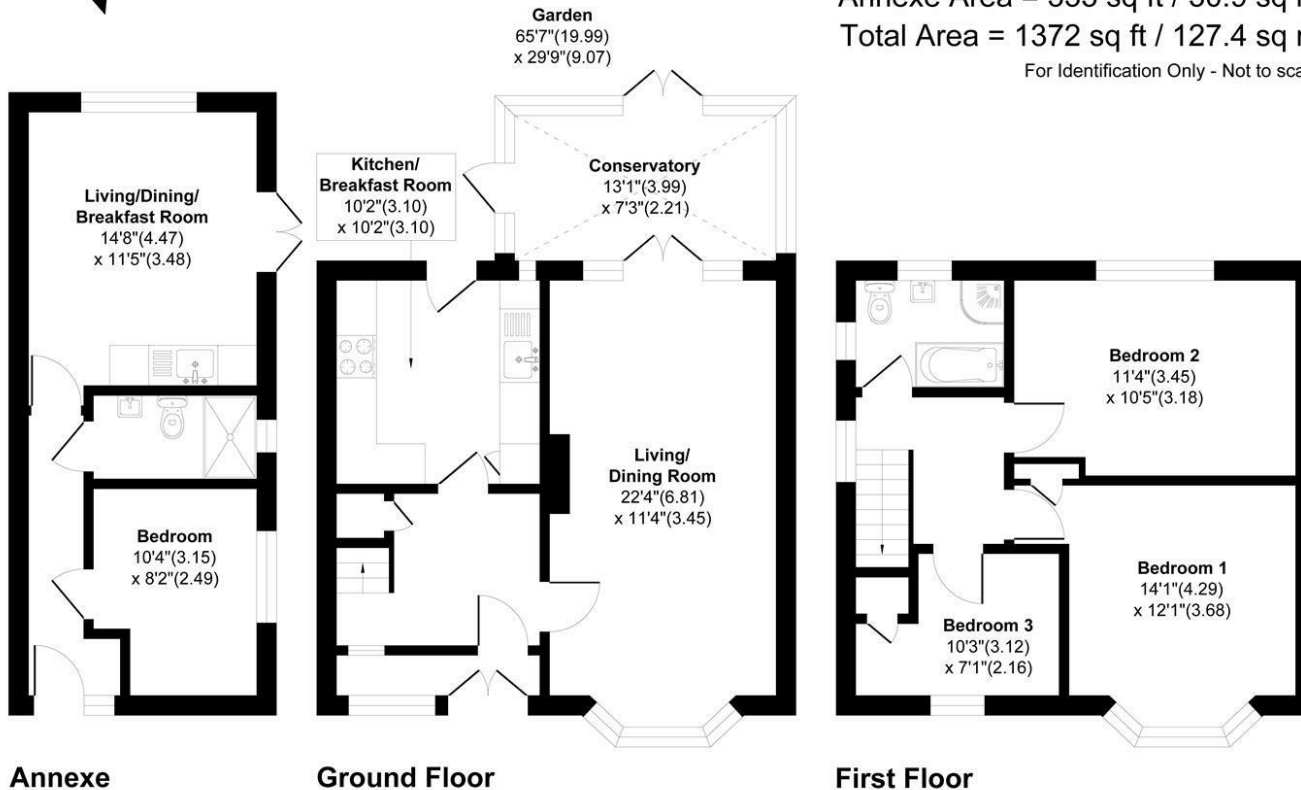
# New Zealand Avenue, Weybridge KT12

Approximate Area = 1039 sq ft / 96.5 sq m

Annexe Area = 333 sq ft / 30.9 sq m

Total Area = 1372 sq ft / 127.4 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Grants Homes Agents by FJcam Productions.



EPC: C69

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