

Crofton Avenue

WALTON-ON-THAMES, KT12

150 Years

JOHN D WOOD & CO.

London, Country & International Property

Crofton Avenue

WALTON-ON-THAMES, KT12

Occupying a premier position on a highly regarded, quiet private road in Walton South, this exceptional five-bedroom detached residence offers the ultimate configuration for modern family living and grand-scale entertaining.

Arranged over two thoughtfully planned floors, the property boasts an incredibly versatile layout featuring four distinct reception rooms. Whether your lifestyle demands a grand formal sitting room, a dedicated children's playroom, a quiet executive home office, or an expansive open-plan family hub, this home adapts effortlessly to your needs. The heart of the ground floor is a spacious kitchen and breakfast room alongside free-flowing reception spaces that are bathed in natural light, with principal rooms opening directly onto the grounds to create a seamless indoor-outdoor flow.

Upstairs, the bedroom accommodation is equally impressive, featuring generous bedrooms well-serviced by two beautifully appointed bathrooms on this floor and one on the ground floor, including en suite facilities, ensuring complete comfort for a large household or visiting guests.

The exterior spaces match the quality of the interior, with the property framed by a beautifully maintained, secluded private rear garden. This outdoor sanctuary features a large level lawn bordered by mature trees and established shrubbery, providing an exceptional degree of natural privacy that is perfect for alfresco dining and secure outdoor play.






















Fairwinds











Guide Price: £1,250,000
Subject to Contract

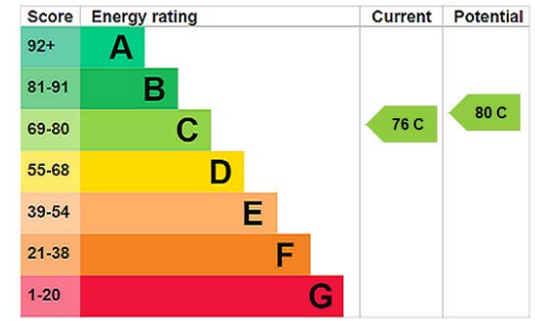
Local Authority: Elmbridge Borough Council

Council Tax Band: Please note : The Council Tax banding for the main house is an F, with the Annexe being an A.

Tenure: Freehold

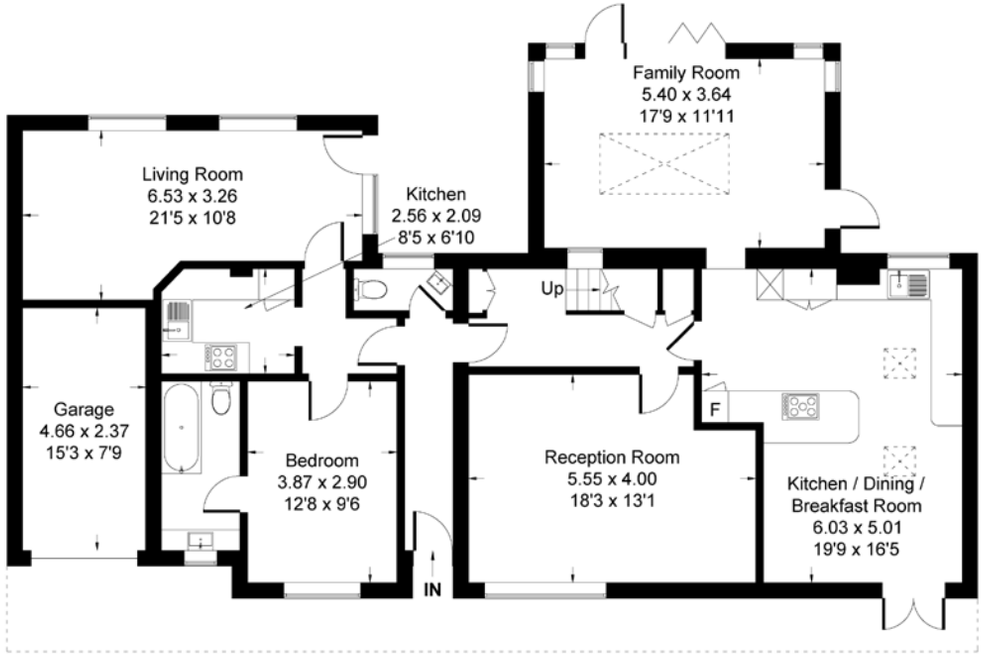
Reference: WEY230276

Approximate Gross Internal Area:
2,297 sq.ft. / 213.3 sq.mt.

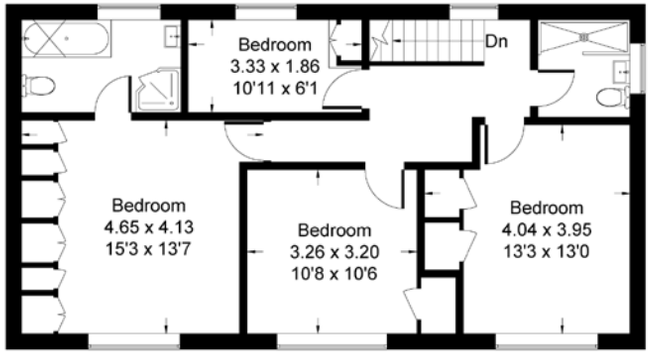


Crofton Avenue, Walton-on-Thames, Surrey KT12

Approximate Gross Internal Area = 202.3 sq m / 2178 sq ft
Garage = 11.0 sq m / 119 sq ft
Total = 213.3 sq m / 2297 sq ft



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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