



**ASHLEY ROAD, WALTON-ON-THAMES KT12**  
**£7,995 PER MONTH** AVAILABLE 03/07/2026

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Ashley Road, Walton-on-Thames  
KT12

£7,995 Per Month  
Unfurnished

-  4 Bedrooms
-  3 Bathrooms
-  3 Receptions

## Features

Four bedrooms, Three bathrooms, Three reception rooms, Kitchen/breakfast room, Conservatory, Swimming pool, Garage and driveway parking, Council Tax Band G

## Council Tax

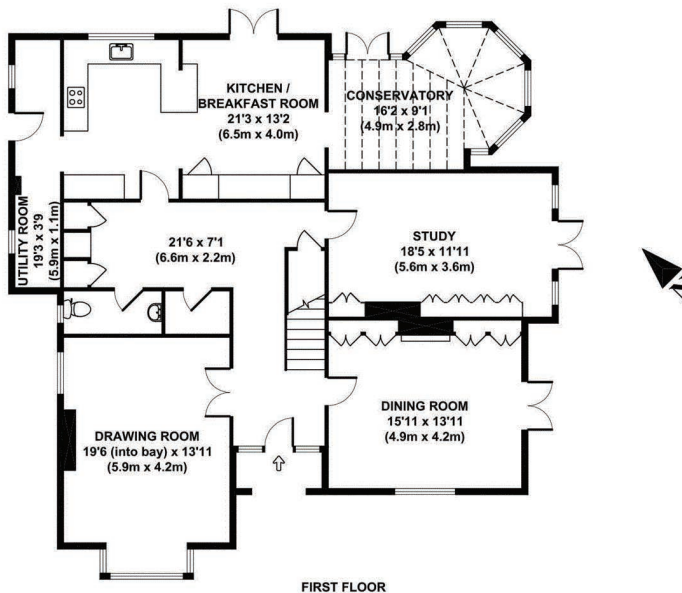
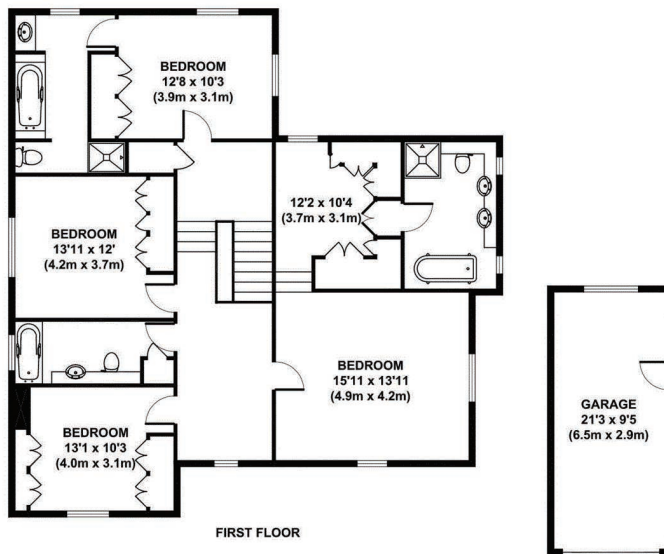
Council Tax Band G

Hamptons  
26 High Street  
Weybridge, KT13 8AB  
01932639001  
WeybridgeLettings@hamptons.co.uk  
www.hamptons.co.uk

## The Property

A well presented 4 bedroom Victorian home over two floors. The entrance hall has wood floor which runs through in to the Drawing, dining and study rooms. The kitchen overlooks the garden and heated fenced swimming pool. Its fitted with a range of matching base and eye level units with AGA. The ground floor also offers a conservatory and garage. The first floor offers four spacious bedrooms, with the principle bedroom having an en-suite bathroom and dressing room. The second bedroom also offers an en-suite bathroom and built in wardrobe cupboards. The first floor continues to offers a family bathroom and two additional bedrooms which also have built in wardrobe cupboards. Additional Info Holding Deposit (1 week) Deposit payable (5 weeks) minimum term-six months





**APPROX. GROSS INTERNAL FLOOR AREA 3015 SQ FT / 280 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in the specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> or less	A		
71-100 kWh/m <sup>2</sup>	B		
55-70 kWh/m <sup>2</sup>	C		
41-54 kWh/m <sup>2</sup>	D		
29-40 kWh/m <sup>2</sup>	E		
21-28 kWh/m <sup>2</sup>	F	64	
13-20 kWh/m <sup>2</sup>	G		78
Below 13 kWh/m <sup>2</sup>			

EU Directive 2002/91/EC

