

17 Adelaide Road
— WALTON - ON - THAMES —



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

A SUBSTANTIAL FIVE BEDROOM LUXURY GATED HOME WITH A LARGE GARDEN, SET BACK OFF OF A SOUGHT AFTER PRIVATE ROAD. BOASTING ACCOMMODATION OVER THREE FLOORS INCLUDING A MEDIA ROOM, FIVE BATHROOMS AND A SEPARATE STUDY/GYM THE HOME IS SPECIFIED AND FINISHED TO THE VERY HIGHEST STANDARDS.

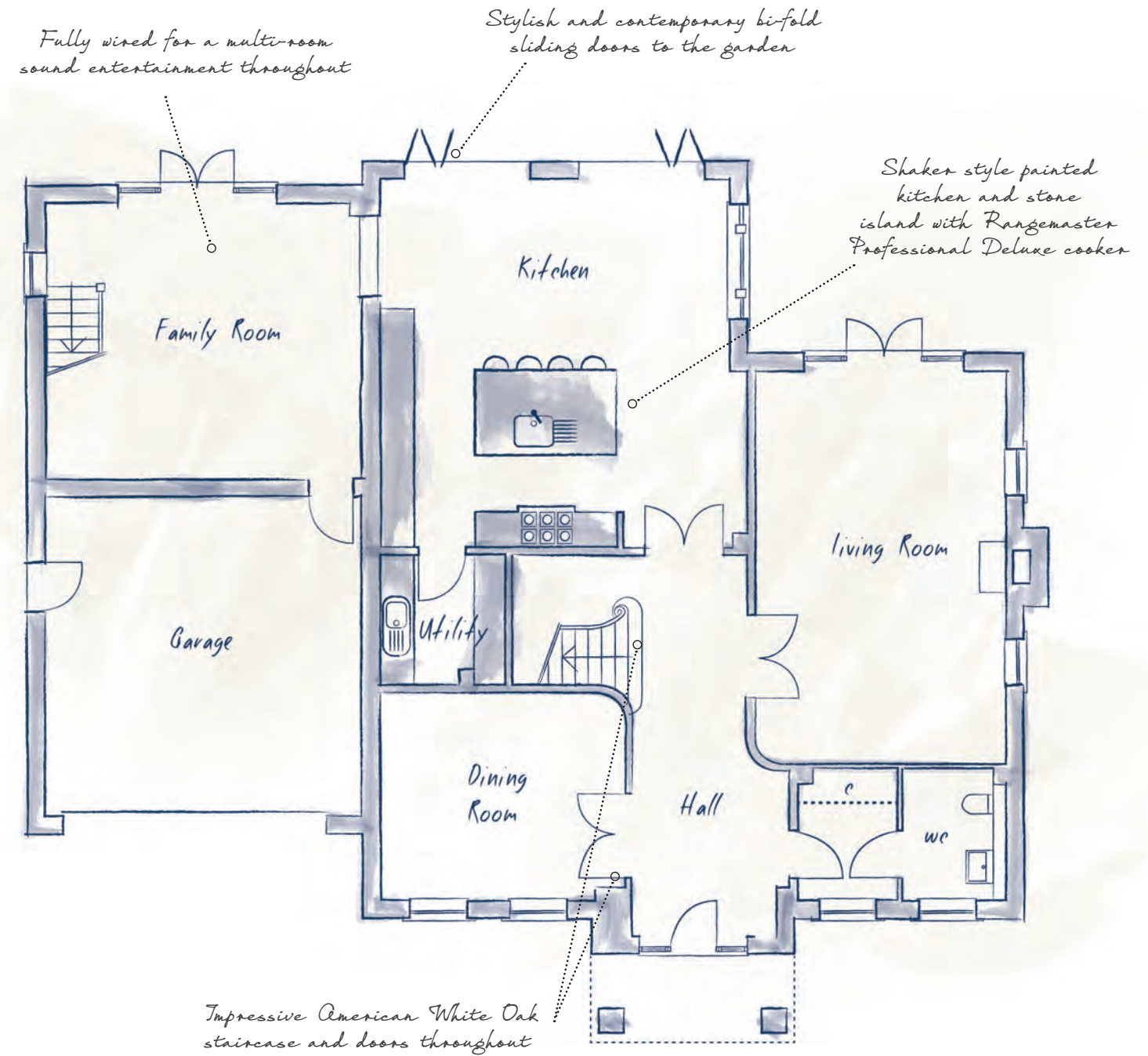




GROUND FLOOR

Each well-proportioned room has been thoughtfully designed to maximise light and space for today's modern family. The generous hallway leads to the study carefully positioned away from the busier areas of the house. Destined to become the hub of the house is the spacious kitchen and family room with dual access to the rear garden, perfect for alfresco entertaining. The separate living room also provides access to the back garden.

Family Room	6275 x 3439mm	20'6" x 11'3"
Kitchen	6905 x 6895mm	22'7" x 22'6"
Living Room	7340 x 4705mm	24'0" x 15'4"
Dining Room	4513 x 3900mm	14'8" x 12'8"
Utility	4424 x 1565mm	14'5" x 5'1"



Established and large landscaped garden extending some 120ft with sandstone terrace patio

Garden enhanced by mature Oak, Beech and Cypress trees

Wrought iron gates for a secure and private setting opening onto block paved driveway



Adelaide Road

KEY

◄► Depicts measurement points | W = Wardrobe
C = Cupboard | AC = Airing Cupboard

Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

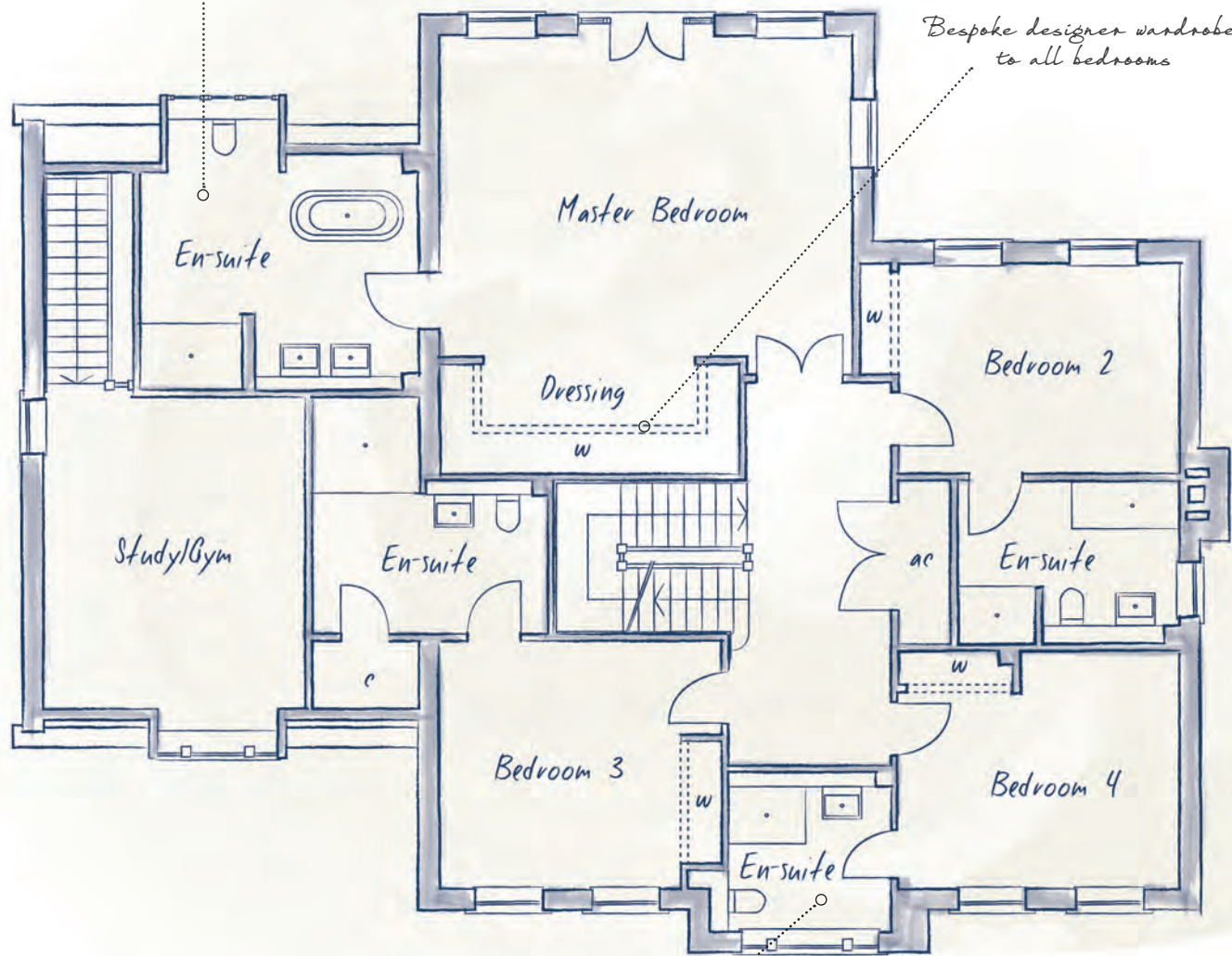
FIRST FLOOR

Upstairs there are four bedrooms, all of which boast en-suite bathrooms. The master bedroom is more of a suite with a dressing area and impressive en-suite with free-standing bath, walk-in shower and double vanity units.

Master Bedroom	6539 x 5075mm	21'5" x 16'8"
Dressing Area	4740 x 1718mm	15'7" x 5'8"
Bedroom 2	4449 x 3319mm	14'7" x 10'11"
Bedroom 3	3914 x 3798mm	12'10" x 12'6"
Bedroom 4	4449 x 3750mm	14'7" x 12'4"
Study/Gym	4635 x 4124mm	15'2" x 13'6"

Luxurious en-suite to the master bedroom with walk-in shower, free standing bath and built-in Aquavision television

Bespoke designer wardrobes to all bedrooms



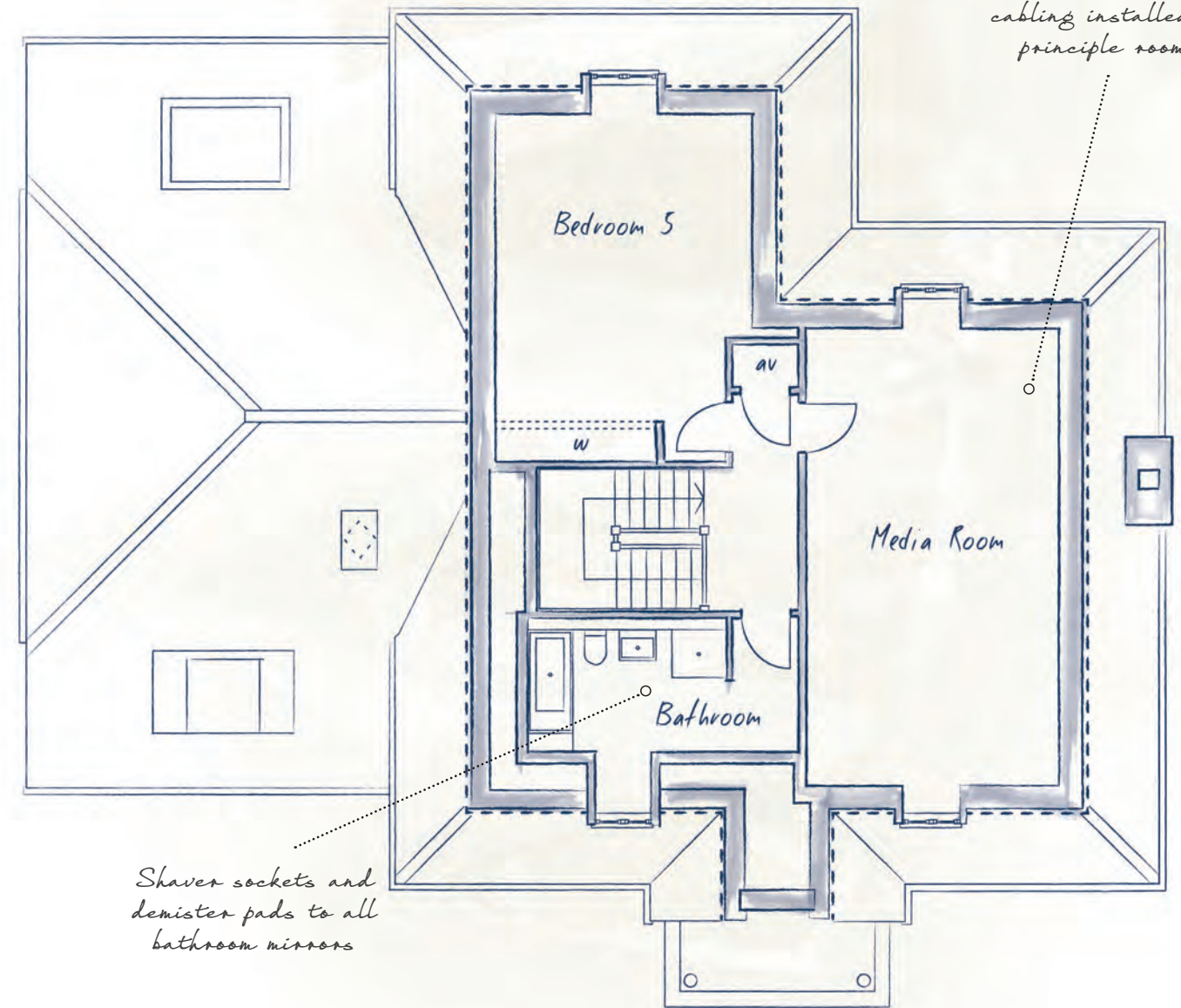
Villeroy & Boch sanitaryware and chrome Hansgrohe taps and fittings to each en-suite and family bathroom on the second floor

SECOND FLOOR

At the top of this impressive house is bedroom five and a well equipped bathroom, perfect as a guest suite or teenager's haven. There is also a large room that could serve as a gymnasium or media/games room.

Bedroom 5	4627 x 3255mm	15'2" x 10'8"
Media Room	6605 x 3737mm	21'8" x 12'3"

Structured data cabling installed to principle rooms



Shaver sockets and demister pads to all bathroom mirrors

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SEVEN DAYS A WEEK


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