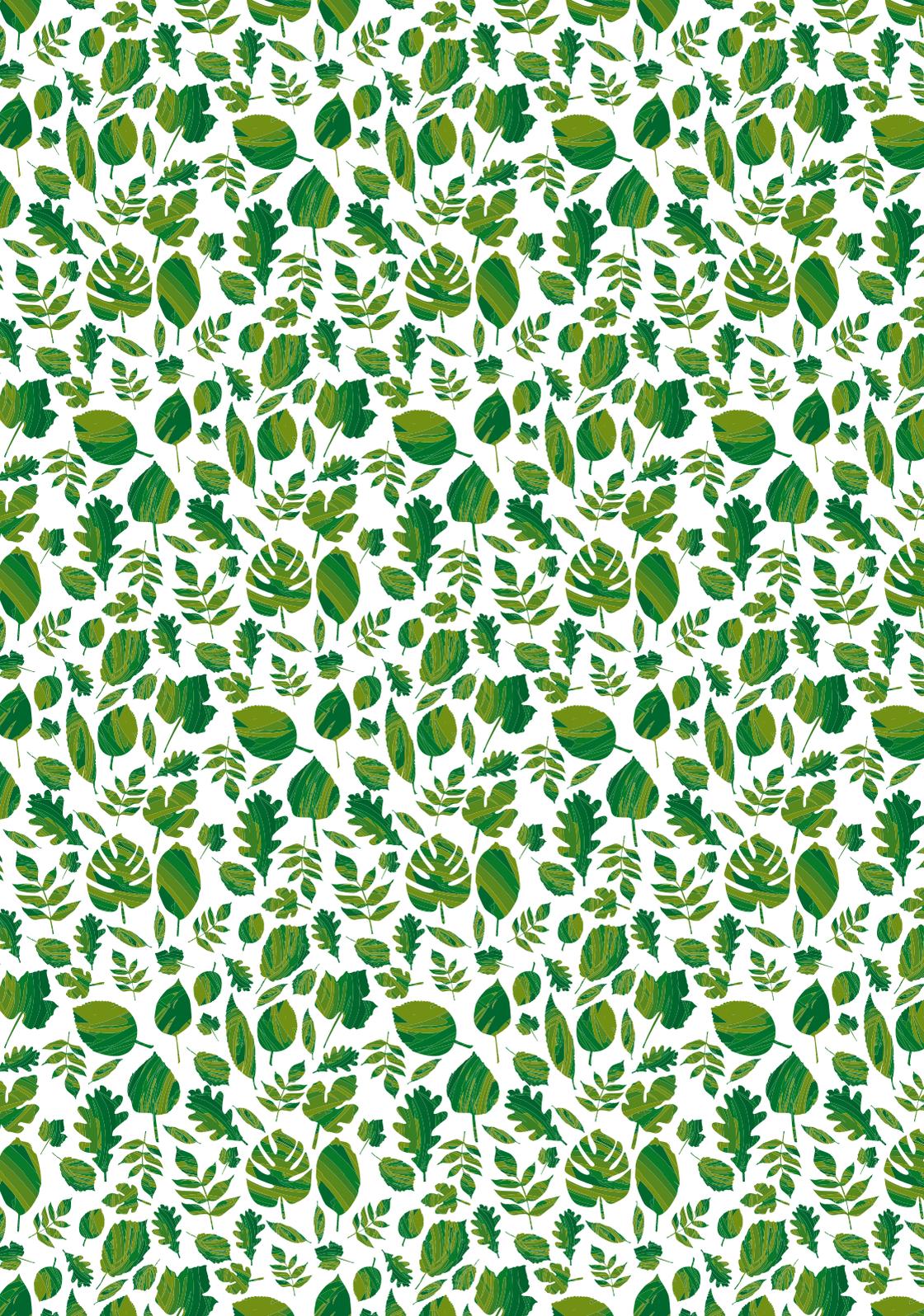


A color palette card for 'Walton Green'. The card has a dark grey background. At the top and bottom, there are decorative borders of various green leaves on a white background. In the center, there is a white rectangular box with a thin green border. Inside this box, the name 'Walton Green' is written in a cursive, light green font. Below the name is a thin white horizontal line, and further down, the code 'KT12 2FL' is printed in a small, light green, sans-serif font.

# Walton Green

KT12 2FL

*Establishment*



## *Walton Green*



Give yourself room to move.  
Our homes offer space  
calm and style.

Welcome



## *Stylish and contemporary new homes in a peaceful oasis*

Become part of a new community in one of these creatively designed, modern, new homes at Walton Green. Ideal for professionals, families, or couples looking to purchase their first home, the exceptional 2-bedroomed houses are just around the corner from a peaceful stretch of the River Thames but have all the facilities of the town of Walton close to hand.



The homes are light and spacious, and set among a natural park landscape. The open plan layouts are perfect for entertaining and personal comfort. Carefully designed kitchens and bathrooms have simple and modern décor that creates a great impression as it is, or will adapt to any style.

You'll benefit from the quieter life that being out of town provides, but Walton is so close to London and has such great transport links that you will never miss out on the excitement of the city.



*Wanderlust*

## Whatever you want - right on your doorstep



Culturally there are a host of opportunities in Walton thanks to the Playhouse Community Theatre and the Riverhouse Barn arts centre, and don't miss the cosy but comfy Everyman Cinema with its plush sofa seating and waitress service for food!

History buffs will enjoy having Hampton Court just a stone's throw away, or you can stroll for free among the gardens or through the royal Bushy Park.

Walton has a plethora of eateries offering cuisines from around the world, but if you can't find exactly what you want the choice is even wider in nearby Kingston Upon Thames, or hop on a train for the unlimited delights of London.



Whether it's sport, shopping, dining or entertainment you're looking for, Walton has it all.

The new Elmbridge Xcel Leisure Complex boasts a range of sport and leisure facilities. Sports fans will love the two racecourses - Kempton Park and Sandown - within a 15 minute drive. Also close are Twickenham, the home of rugby, and the All England Lawn Tennis venue in Wimbledon.

Shopaholics can browse through a host of independent small shops in Walton, larger national chains in Kingston or the flagship stores of Oxford Street.



*Journey*

## A well connected town



KT12 2FL

High Street  
6 mins

Walton-on-Thames  
train station  
9 mins

Heathrow Airport  
25 mins

Richmond Park  
27 mins

Kempton Park  
Racecourse  
27 mins



WALTON-ON-THAMES

Weybridge  
4 mins

Woking  
27 mins

Clapham Junction  
27 mins

Waterloo  
35 mins

Kingston  
38 mins



KT12 2FL

Apps Court  
9 mins

Xcel Leisure Complex  
12 mins

Grovelands Primary  
School  
14 mins

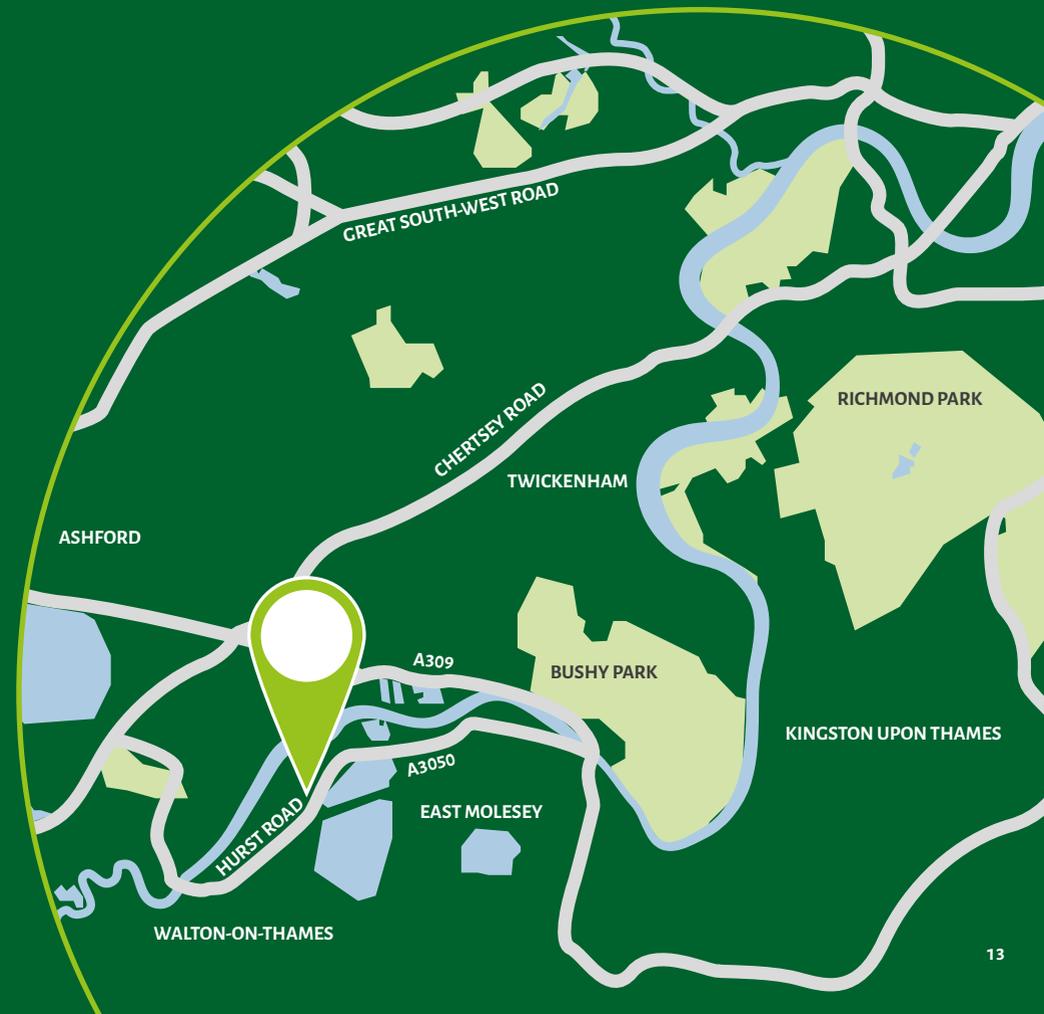
River Thames  
16 mins

West Molesey  
29 mins

A 10 minute drive from Rivernook will take you to Walton on Thames railway station, and from there it's just a 25 minute journey to London Waterloo.

You can also catch local trains or convenient buses to the surrounding towns of Kingston Upon Thames, Staines and Hershams.

For drivers the M3 and M25 are close by and it's a short hop to Heathrow airport by car or regular bus service.



*Surroundings*



## Surroundings

AFFORDABLE RENTED UNITS



PRIVATE UNITS



SHARED OWNERSHIP UNITS



### Phase 1

Plot 83

Plot 84

Plot 85

Plot 86

Plot 87

Plot 88

### Phase 2

Plot 53

Plot 54

Plot 74

Plot 75

Plot 76

### Phase 3

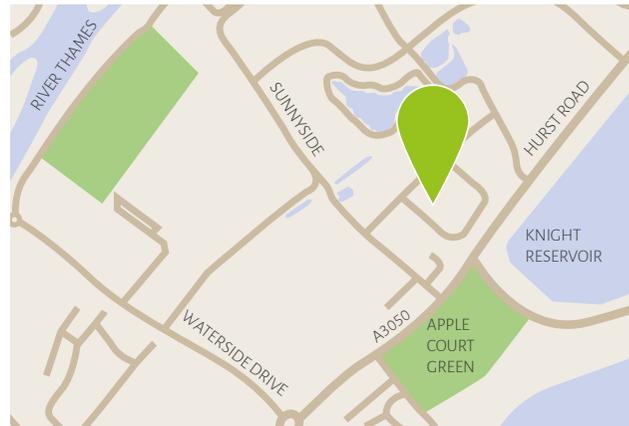
Plot 7

Plot 13

Plot 14

Plot 15

Plot 16

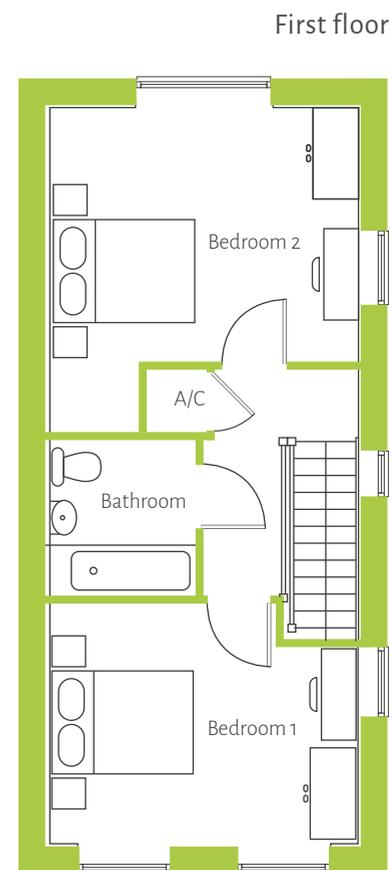
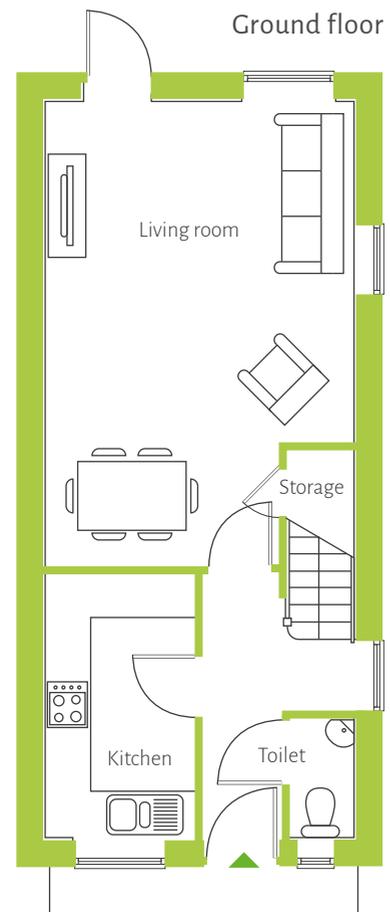


*Your home*

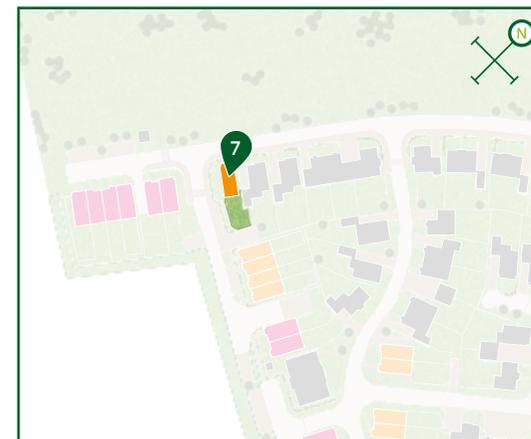
Plot number:

7

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions given on the plans are subject to minor variations, intended for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture and rooms are approximate and no responsibility is taken for any error, omission or misstatement. The dimensions below represent the longest and widest points of the rooms. Please check with the Sales and Marketing Team.



Total room size	79 m <sup>2</sup>
Living/dining	4.13 x 6.23 m
Kitchen	2.03 x 3.53 m
Bedroom 1	4.13 x 3.21 m
Bedroom 2	4.13 x 4.30 m
Bathroom	1.94 x 2.12 m

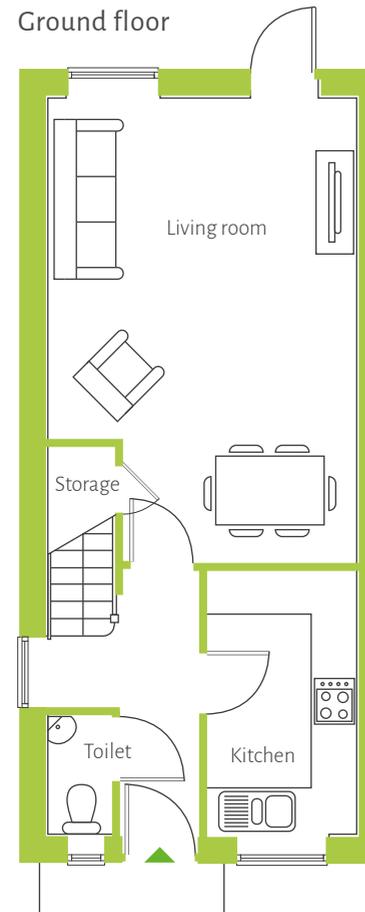


As the gardens vary in size please contact the Sales and Marketing Team for further information on the dimensions.

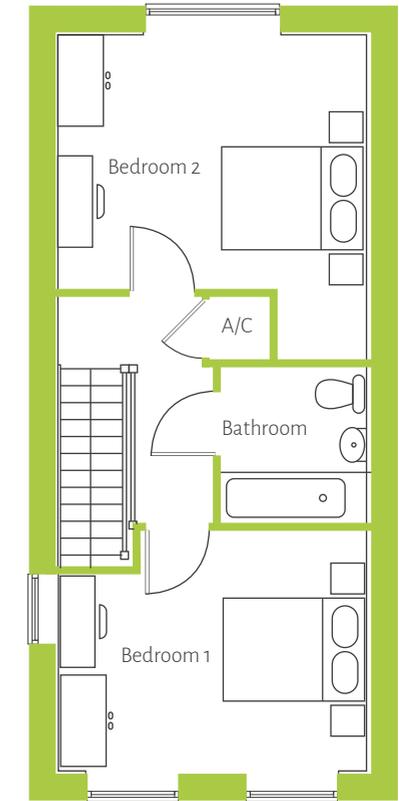
*Plot numbers:*  
13, 54, 74, 76, 84 & 88

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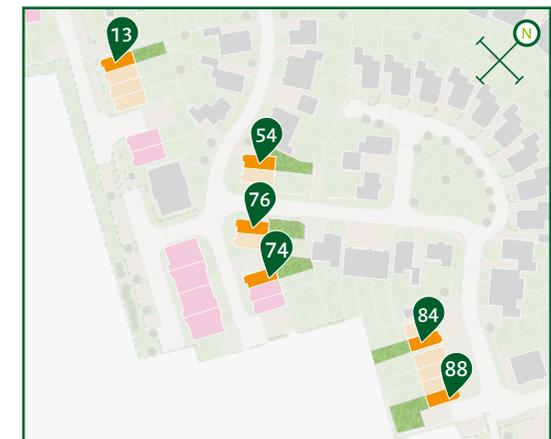
Ground floor



First floor



<b>Total room size</b>	<b>79 m<sup>2</sup></b>
<b>Living/dining</b>	<b>4.13 x 6.23 m</b>
<b>Kitchen</b>	<b>2.03 x 3.53 m</b>
<b>Bedroom 1</b>	<b>4.13 x 3.21 m</b>
<b>Bedroom 2</b>	<b>4.13 x 4.30 m</b>
<b>Bathroom</b>	<b>1.94 x 2.12 m</b>



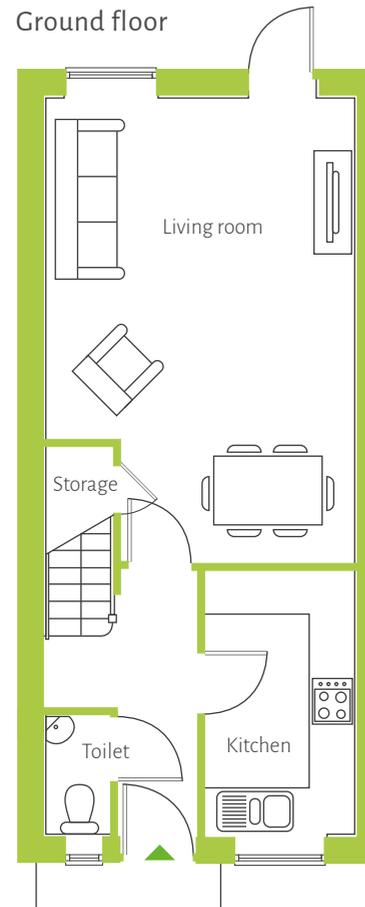
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Plot numbers:

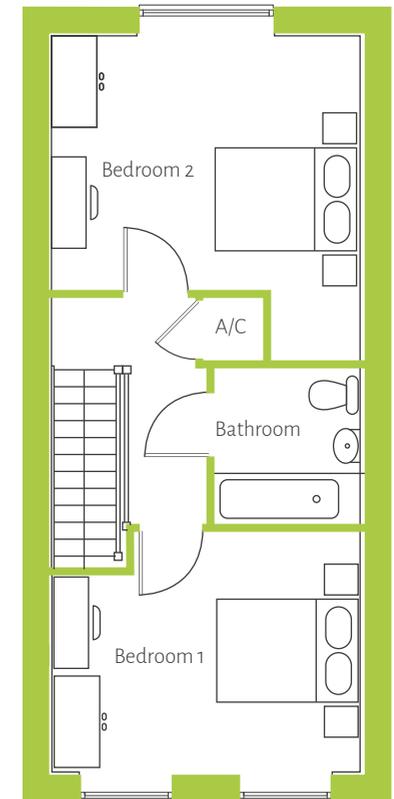
14 & 87

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Ground floor



First floor



Total room size 79 m<sup>2</sup>

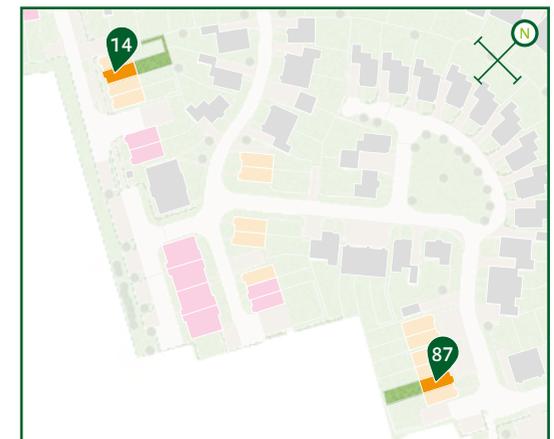
Living/dining 4.13 x 6.23 m

Kitchen 2.03 x 3.53 m

Bedroom 1 4.13 x 3.21 m

Bedroom 2 4.13 x 4.30 m

Bathroom 1.94 x 2.12 m

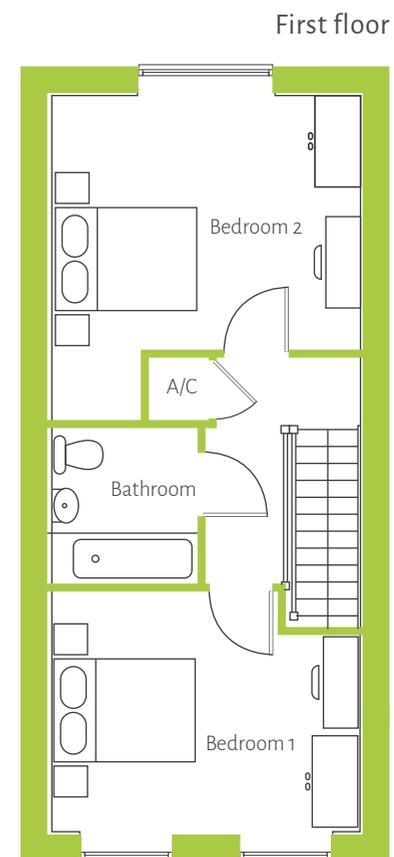
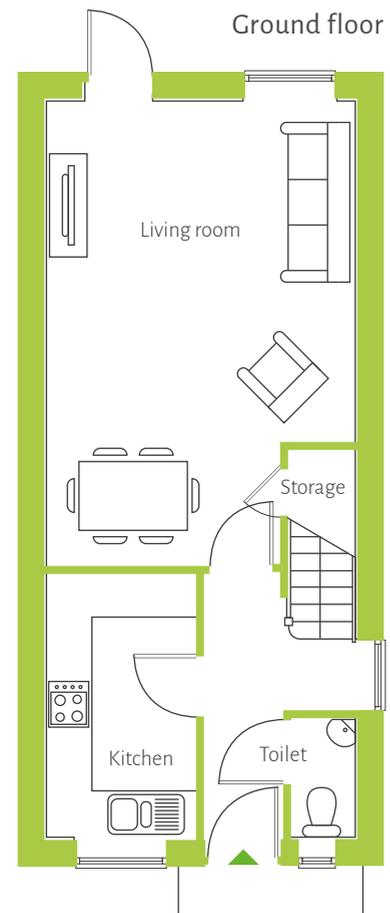


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Plot numbers:

15 & 86

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Total room size 79 m<sup>2</sup>

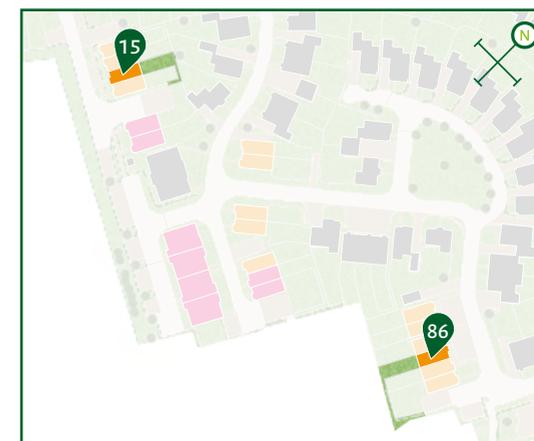
Living/dining 4.13 x 6.23 m

Kitchen 2.03 x 3.53 m

Bedroom 1 4.13 x 3.21 m

Bedroom 2 4.13 x 4.30 m

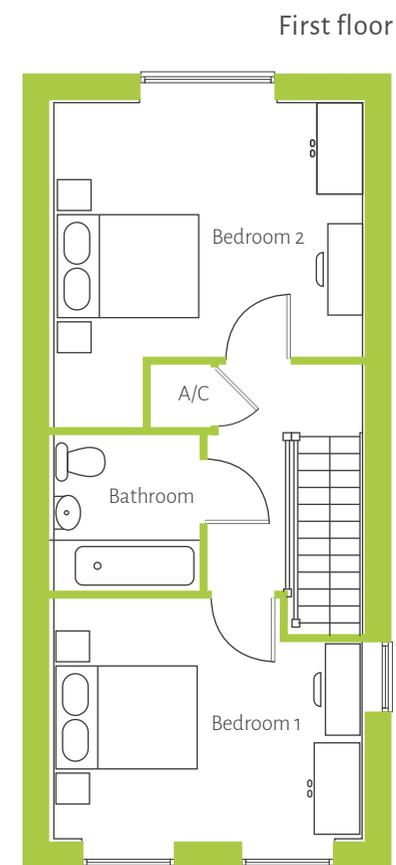
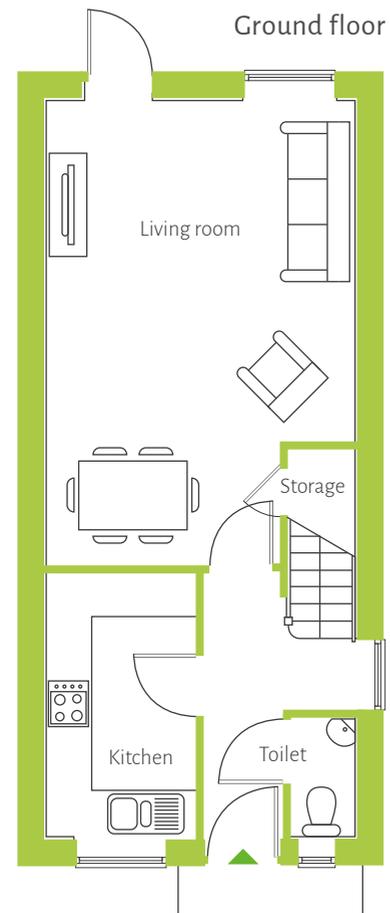
Bathroom 1.94 x 2.12 m



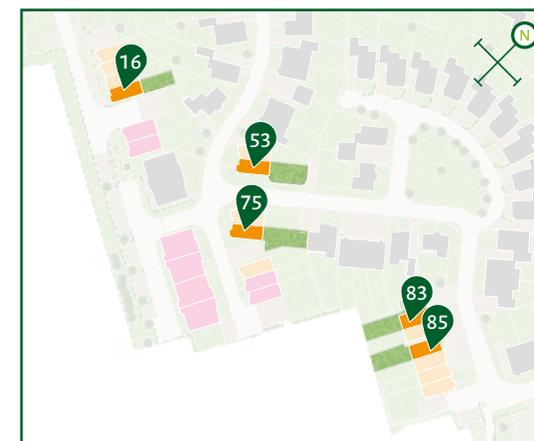
As the gardens vary in size please contact the Sales and Marketing Team for further information on the dimensions.

Plot numbers:  
16, 53, 75, 83 & 85

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Bedroom 2	4.13 x 4.30 m
Bathroom	1.94 x 2.12 m



As the gardens vary in size please contact the Sales and Marketing Team for further information on the dimensions.

*Superior  
designs*

## Design specifications

### Kitchens

- ▶ Fitted contemporary Symphony kitchen with co-ordinating work top
- ▶ Stainless steel one and half - bowl sink
- ▶ Stainless steel single lever mixer tap
- ▶ Zanussi four burner gas hob and integrated single electric oven with extractor hood
- ▶ Integrated washer / dryer
- ▶ Integrated fridge / freezer
- ▶ Integrated dish washer
- ▶ Low voltage down lighters
- ▶ Ideal combination gas boiler
- ▶ Ceiling extract fan with humidistat
- ▶ Mains wired smoke / carbon monoxide detectors
- ▶ Cushioned vinyl flooring

### Bathrooms

- ▶ Steel fitted - bath and white Roca sanitary ware
- ▶ Wall mounted shower screen over bath
- ▶ Thermostatically controlled shower with riser
- ▶ Roca pedestal basin
- ▶ Full height contemporary tiling to bath
- ▶ Chrome heated towel rail





### Internally

- ▶ Carpets in neutral colour to living areas and bedrooms
- ▶ TV / Satellite (Sky+) aerial base plates to living room / bedroom 1
- ▶ BT phone points to living room / bedroom 1

### Externally

- ▶ Turfed front and rear gardens
- ▶ PIR (Passive infrared sensor) security lights to front and rear
- ▶ Garden shed
- ▶ 1 allocated car parking spaces per plot
- ▶ Electric vehicle charge points
- ▶ 12 year NHBC structural warranty



Paragon Asra

# PA Housing

## About us

PA Housing is an award winning provider of affordable, quality homes, but our business is about more than property – it's about people. We put our customers at the centre of everything we do and offer first class services. Our business is built around decades of experience in the housing sector across the Midlands, London, Home Counties and South East. We hold almost 24,000 homes and employ 600 plus staff to provide best service to our customers.

## Our contact details

**E:** [sales@pahousing.co.uk](mailto:sales@pahousing.co.uk)

**T:** 01932 235 801

**W:** [sales.pahousing.co.uk](http://sales.pahousing.co.uk)

## Eligibility

Live or work in the borough of Elmbridge.

## General Disclaimer

All photography is indicative of typical home styles only. Internal finishes at Walton Green may differ. Any details included are correct at time of going to print. These details are for guidance only and do not form part of any contract. They cannot be relied upon as accurately describing any of the specified matters prescribed

Working in  
partnership  
with

