



Bell Farm Way, Walton-On-Thames, Surrey KT12 5EE

£615 Per Week

A 3 BEDROOM 2 BATHROOM HOUSE FOR RENT WITHIN THE SOUGHT AFTER VILLAGE OF HERSHAM ONLY 20 MINS FROM THE CENTRE OF LONDON.

The property is located within "Bewley Homes" most desirable development "Elizabeth Park" and enjoys an excellent location while being surrounded by countryside.

The spacious accommodation offers 1136 square feet of living space set over 3 floors and comprises a fully fitted luxury kitchen, guest cloakroom and lounge/dining room with access to a lovely West facing garden with patio and lawned area. On the first floor are bedrooms two and three as well as a family bathroom, on the top floor is the master suite which comprises a double bedroom, dressing area and En-suite bathroom.

Local schools include Three Rivers Academy and Bellfarm Primary School, Walton on Thames and Hersham rail stations are close by as is the M25.

2 PARKING SPACES
COMES UNFURNISHED
AVAILABLE FROM 17TH JULY

- TOWN HOUSE
- 3 LARGE DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE OF HERSHAM
- SURROUNDED BY COUNTRYSIDE
- BEWLEY HOMES ELIZABETH PARK
- UN-FURNISHED
- 2 BATHROOMS
- NEAR SCHOOL/ACADEMY
- NEAR RAIL STATIONS
- 2 PARKING SPACES

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BELLFARM WAY



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



GARDEN (WEST FACING)



KITCHEN

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BEDROOM 3



BEDROOM 3



BEDROOM 2



MASTER BEDROOM



BEDROOM 2



MASTER BEDROOM

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BATHROOM



EN-SUITE



GARDEN (WEST FACING)



GROSS INTERNAL AREA (GIA)
The floorplate of the property
105.54 sqm / 1136.02 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, landraked height
95.20 sqm / 1024.72 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
1.62 sqm / 17.44 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 100.03 sqm / 1076.71 sqft
IPMS 3B RESIDENTIAL: 98.81 sqm / 1062.03 sqft
IPMS ID: 622905c9f5850d3dc3c2c6

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

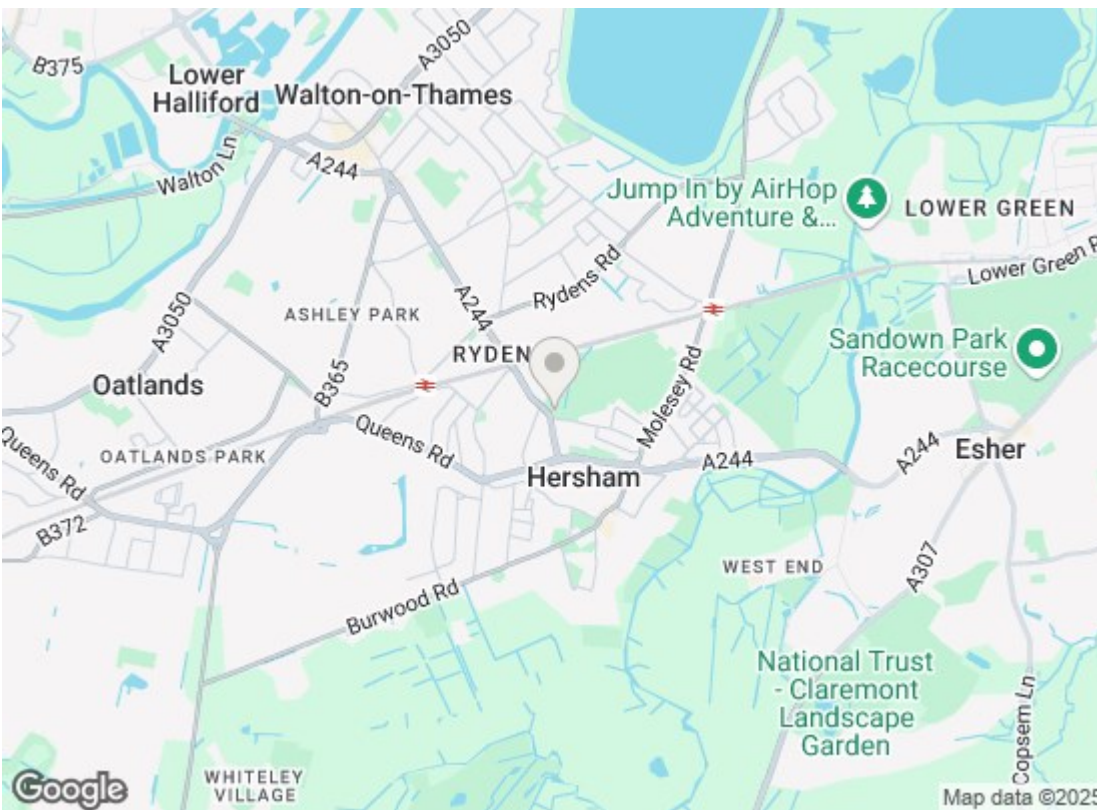
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.