

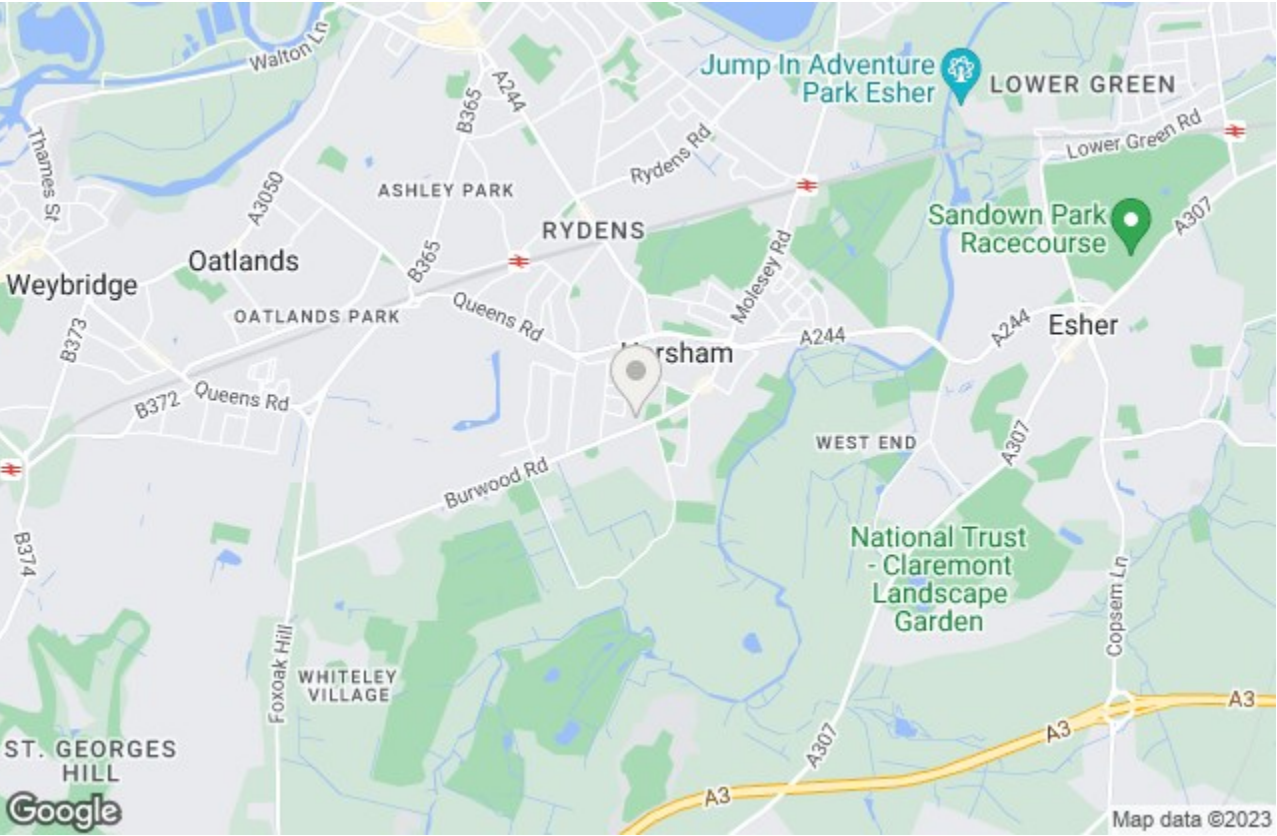
41, Melrose Gardens, Walton-On-Thames, Surrey, KT12 5HG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	57	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	



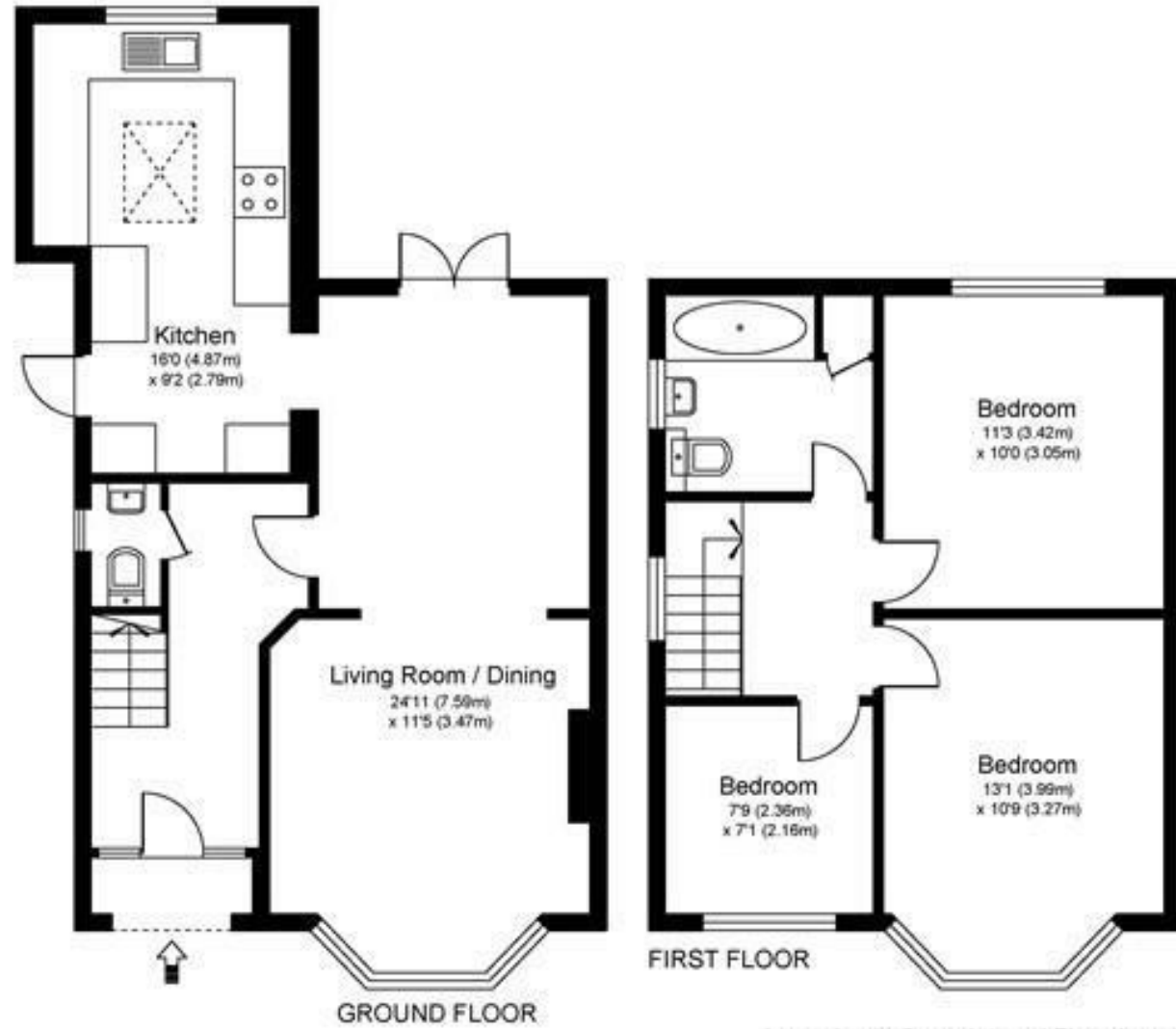
£700,000 Freehold



Harmes Turner Brown are delighted to offer this extended detached home which has been well cared for and updated to a high standard by the present owner. Melrose Gardens is always popular with families looking for a quiet location yet within easy reach of Walton on Thames mainline station, Hershams Village with its' good range of shops, pubs and the pretty Village Green and falling within the catchment for many of the popular schools. The accommodation briefly includes a welcoming entrance hall, downstairs W.C, bay fronted through lounge/dining room with feature fireplace and quality wood flooring adding to the character. The modern designer kitchen/breakfast room is fitted with a good range of eye and base level units and drawers complimented with white quartz work tops, integrated dishwasher, washing machine, double oven including microwave combination oven, larger fan oven and five burner gas hob. The Velux ceiling window bringing in natural light in abundance while the breakfast bar provides seating space and includes a wine cooler beneath. To the first floor you will find three bedrooms and the modern family bathroom which includes the three piece white suite, shower over bath and modern tiling. Externally the rear garden provides a paved private patio leading to the artificial lawn and high fencing offering an element of seclusion. Side pedestrian gate allows access from the front private driveway which has private parking for several vehicles. In all a wonderful family home which we are expecting high levels of interest. To view, contact our Walton office on 01932 222266..

Melrose Gardens, Walton-On-Thames, Surrey, KT12 5HG

MELROSE GARDENS, HERSHAM, KT12



Approximate Gross Internal Floor Area: 79m sq / 855 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



- Detached Family Home
- Three bedrooms
- Modern family bathroom
- Close to station
- EPC D
- Extended
- Designer kitchen
- Close to local schools and shops
- Council Tax Band E
- Off street parking

