

## 11a, Claremont Close, Walton-On-Thames, KT12 4RP

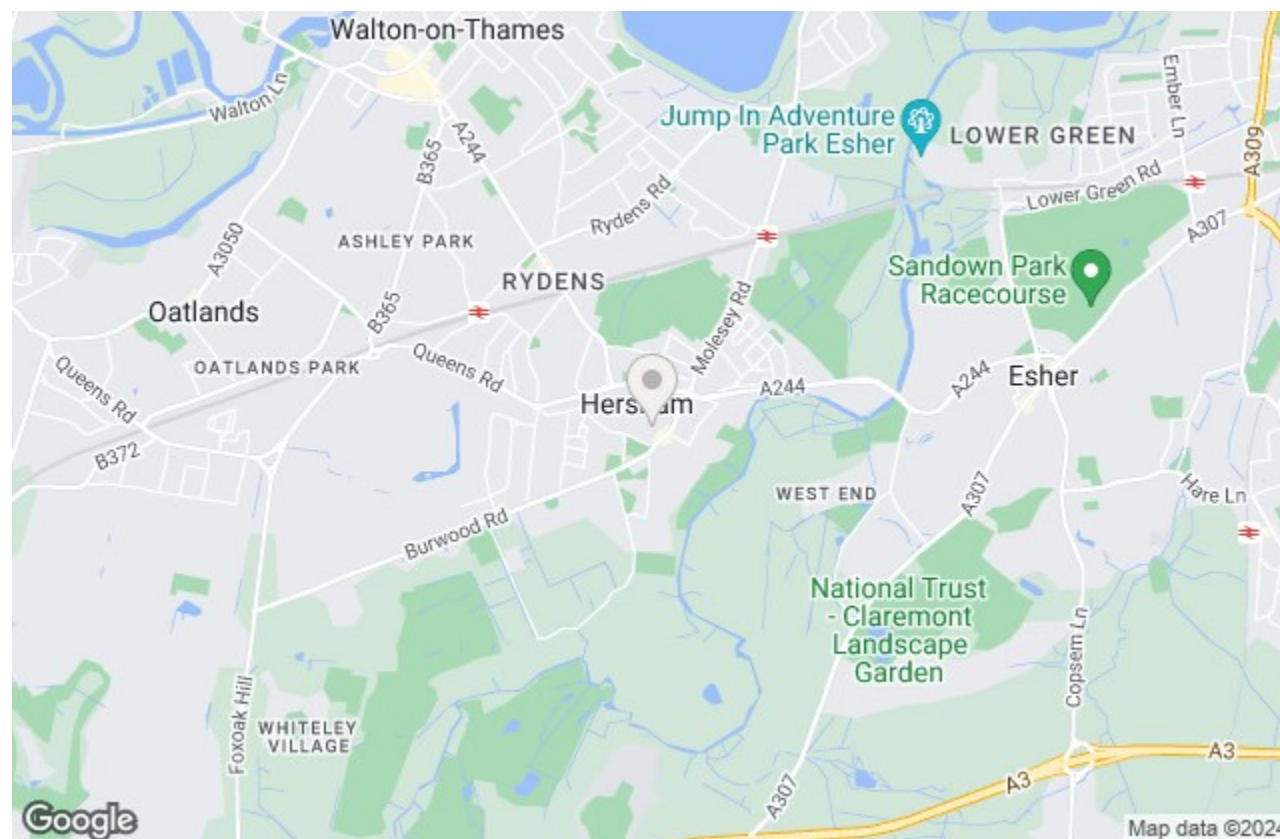
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Offers In Excess Of £450,000 Freehold

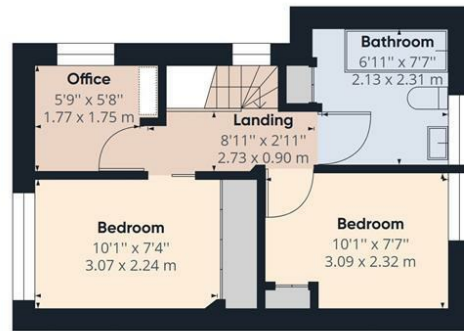
Harmes Turner Brown Walton office are delighted to offer this three bedroom family home conveniently located in a quiet cul-de-sac within a short walk of the Hershams Village centre and two very well regarded primary schools. Hershams mainline station and it's fast service into London Waterloo (approx 26 mins) is around 3/4 mile away. Offering tremendous scope to extend s.t.p.p. this three bedroom property is being offered for sale with no onward chain. On the ground floor is a good size lounge/dining room and the extended kitchen/breakfast room with a great range of units and space for the usual appliances. There is a door out to the side and sliding patio doors out to the large rear garden. On the first floor are the three bedrooms; the master has a good range of built-in wardrobes. There are two further bedrooms, the smaller of which has been turned over to a home office. The good size family bathroom comprises a matching three piece suite with shower over the bath and heated towel rail. Externally to the front in an enclosed garden area which has the potential to create off street parking subject to the usual consents, whilst the rear is a wonderful feature of the property, stretching approx 80ft in length with mature borders and timber sheds located at the very bottom of the garden. Call our Walton office on 01932 222266 for more information or to arrange viewing.



# Claremont Close, Walton-On-Thames, KT12 4RP



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
767.50 ft<sup>2</sup>  
71.30 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



- THREE BEDROOMS
- TREMENDOUS SCOPE TO EXTEND S.T.P.P.
- APPROX 80 FT REAR GARDEN
- APPROX 3/4 MILE TO STATION
- COUNCIL TAX BAND D
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- SHORT WALK TO VILLAGE CENTRE
- EXTENDED KITCHEN/BREAKFAST ROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

