

15, Stuart Avenue, Walton-On-Thames, KT12 2AB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

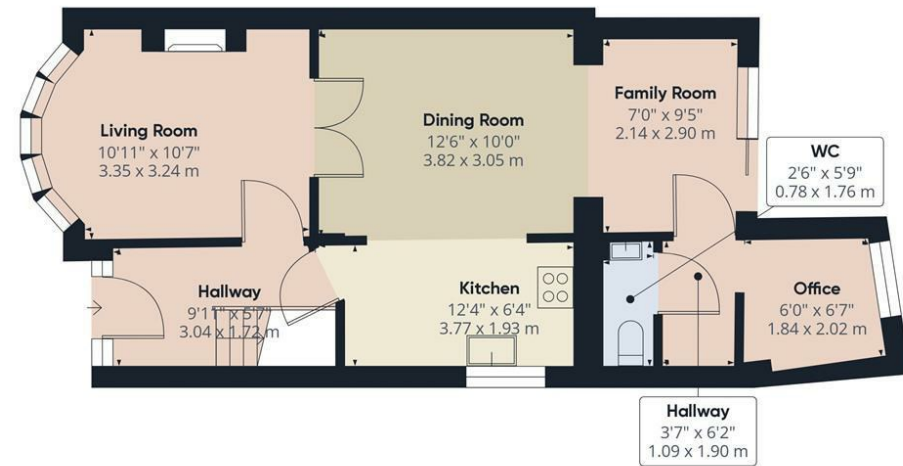


Offers In Excess Of £610,000 Freehold

Skilfully extended three bedroom family home located on a very popular avenue within a short walk of Walton on Thames town centre and around a mile from the mainline station. The beautifully presented accommodation briefly comprises entrance hall, front aspect bay fronted living room with feature fireplace, stunning open plan kitchen/dining room with a great range of 'Shaker' style units complemented with granite work surfaces, built in induction hob, dishwasher, integrated fridge/freezer, built in oven along with combination microwave and heating draw, a quality kitchen with high end appliances. This fabulous space is open to the dining area with plenty of room for a large family to eat and the perfect space to entertain. The extension to the rear provides an additional seating area, and ideal family room along with a downstairs W.C, utility area and a handy home office/study. On the first floor are three bedrooms, two great size double rooms and a useable single room. The bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the P shape bath complemented with contemporary tiling and chrome heated towel rail. Externally to the front is a private drive providing off street parking while the rear is a wonderful feature of this family home with a large expanse of lawn, generous patio area, timber built garden shed and all enclosed with panel fencing and mature tree and shrub borders. Call Harmes Turner Brown Walton office on 01932 222266.



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Approximate total area⁸
919.93 ft²
85.46 m²

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
- APPROX ONE MILE TO WALTON STATION (LONDON WATERLOO APPROX 26 MINS)
- HOME OFFICE
- STUNNING OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
- OFF STREET PARKING
- SHORT WALK TO TOWN CENTRE
- THREE RECEPTION AREAS
- UTILITY AREA
- GREAT SIZE REAR GARDEN
- DOWNSTAIRS CLOAKROOM

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