



32, North Road, Walton-On-Thames, KT12 5JF

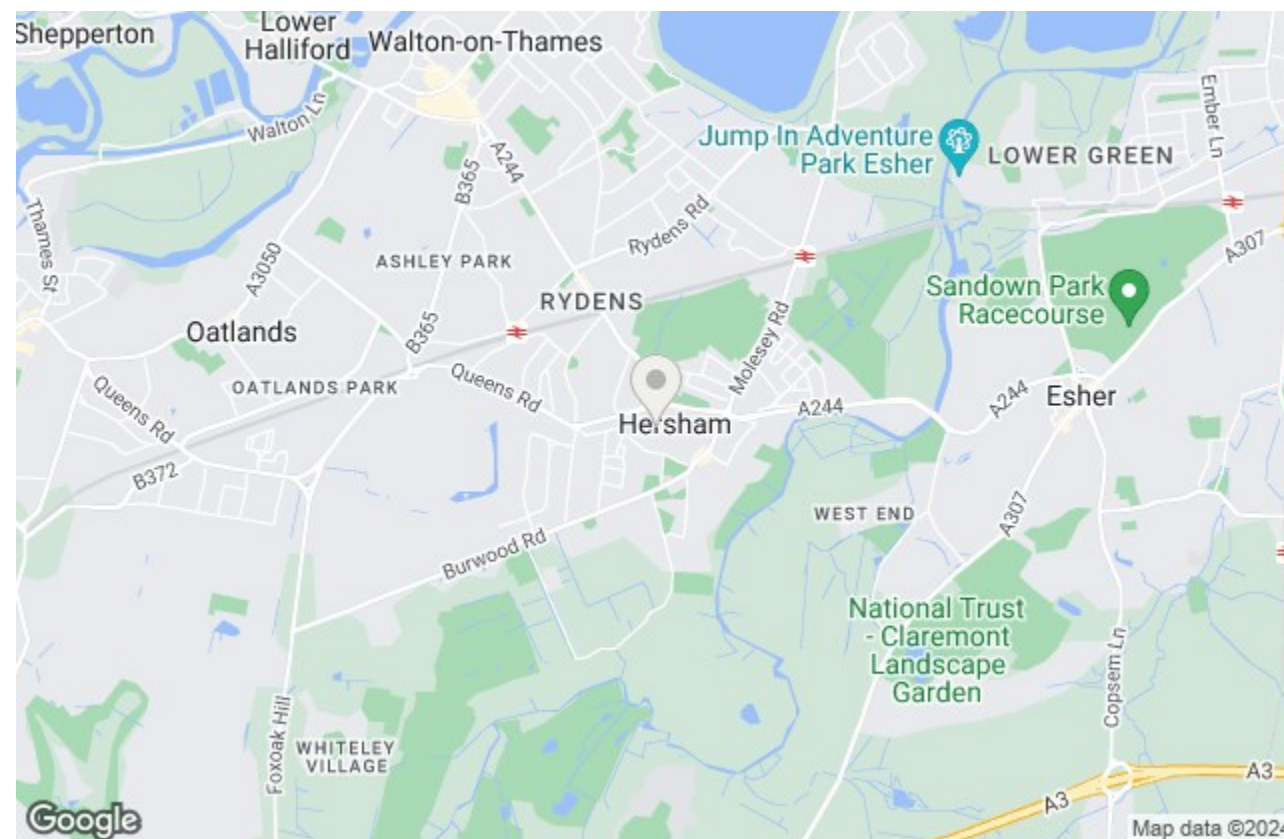
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

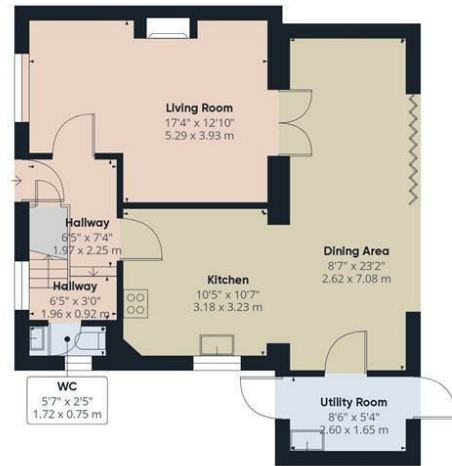


Offers In Excess Of £600,000 Freehold

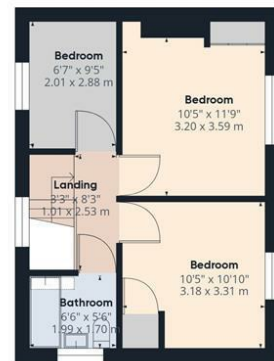
Harmes Turner Brown are delighted to offer this skilfully extended three bedroom family home located in the heart of Hershams Village. The village has a great range of popular schools in addition to Waitrose, Lidl, several public houses and restaurants. Walton on Thames station offering an excellent service into London Waterloo (approx. 26 mins) is around a mile away. The beautifully presented accommodation briefly comprises entrance hall, downstairs W.C. front aspect lounge with log burning stove, kitchen with a great range of 'Shaker' style units, built-in oven and hob, integrated dishwasher and built-in breakfast bar. The kitchen opens onto the extended dining room with bi-folding doors out to the rear garden flooding the rear of the property with natural light. The separate utility room completes the ground floor accommodation and has space for the washing machine and tumble dryer along with a sink unit, a range of eye and base level cupboards and door out to the covered garage area and a second door out to the rear garden. On the first floor are three bedrooms; two great size double rooms both with built-in storage and a good size single bedroom currently set up as a home office. The luxuriously appointed bathroom comprises a matching three piece suite with shower over the bath, complimented with contemporary tiling and chrome heated towel rail. Externally to the front is a private drive providing off street parking for several cars while the rear garden benefits from two patio areas, lawn area, timber built garden shed, all enclosed by a rear retaining wall and panel fencing to each side. Internal viewings are highly recommended and can be arranged by calling 01932 222266 or visiting htbproperty.com



North Road, Walton-On-Thames, KT12 5JF



Floor 0



Floor 1

Approximate total area[®]
1044.7 ft²
97.06 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
- BI-FOLDING DOORS OUT TO THE REAR
- POPULAR VILLAGE LOCATION CLOSE TO GREAT LOCAL SCHOOLS
- STUNNING LUXURY BATHROOM WITH SHOWER OVER THE BATH
- DOWNSTAIRS W.C.
- SKILFULLY EXTENDED TO CREATE OPEN PLAN KITCHEN/DINING AREA
- UTILITY ROOM
- APPROX 1 MILE TO STATION
- COUNCIL TAX (ELMBRIDGE) BAND D
- EPC C

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

