3, Newlands Close, Walton-On-Thames, Surrey, KT12 4PW
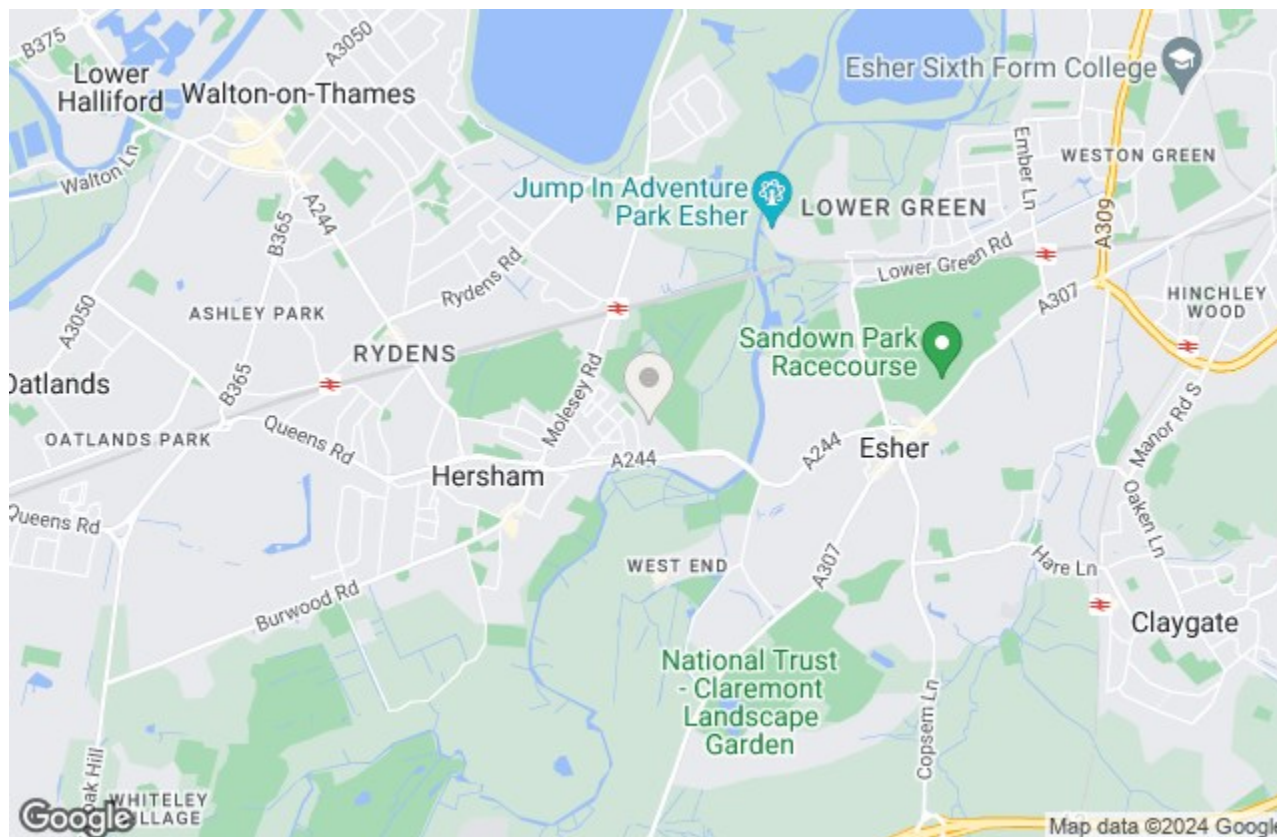
Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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 CO2 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 CO2 emissions			

England & Wales — EU Directive 2002/91/EC
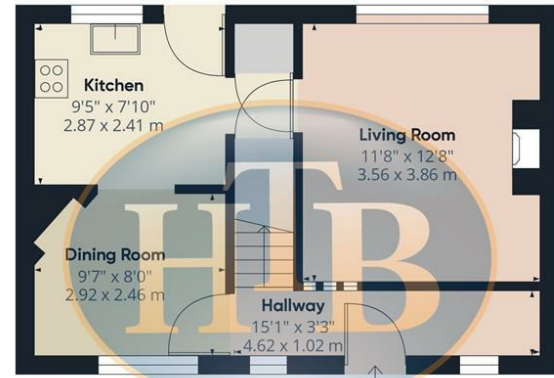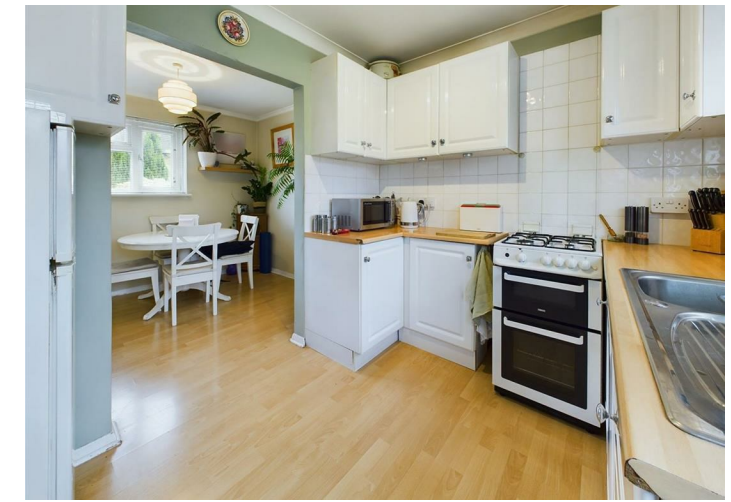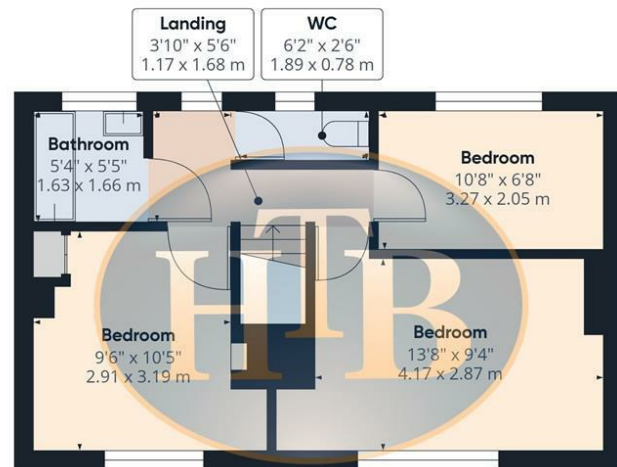

£490,000 Freehold

We are delighted to offer this three bedroom family home located within a popular residential cul de sac within easy reach of Hersham village, Hersham mainline station and the popular Hersham schools. The property has been well cared for by the present owner and briefly includes a welcoming entrance hallway which is larger than most, a bright and airy dining room with open archway through to the modern fitted kitchen. The kitchen is fitted with a good range of modern eye and base level units with ample work surfaces and laminate flooring from the dining room. The separate living room has a cosy feel with feature fireplace and glass bricks within one wall bringing through natural light from the hallway. On the first floor you will find three good size bedrooms and the modern family bathroom which includes a bath with shower over, heated towel rail, wash hand basin and modern tiling. There is also a separate WC. Externally the rear garden is a good size, mainly laid to lawn with mature trees and shrubs offering an element of seclusion. Two patios provide the space to entertain at either end of the garden catching the sun at various times through the day. The front provides off street parking for two vehicles on the private drive. A beautiful home offering good value and worthy of an internal viewing.

Newlands Close, Walton-On-Thames, Surrey, KT12 4PW

Floor 0

Kitchen
9'5" x 7'10"
2.87 x 2.41 m

Living Room
11'8" x 12'8"
3.56 x 3.86 m

Dining Room
9'7" x 8'0"
2.92 x 2.46 m

Hallway
15'1" x 3'3"
4.62 x 1.02 m

Floor 1

Landing
3'10" x 5'6"
1.17 x 1.68 m

WC
6'2" x 2'6"
1.89 x 0.78 m

Bathroom
5'4" x 5'5"
1.63 x 1.66 m

Bedroom
10'8" x 6'8"
3.27 x 2.05 m

Bedroom
9'6" x 10'5"
2.91 x 3.19 m

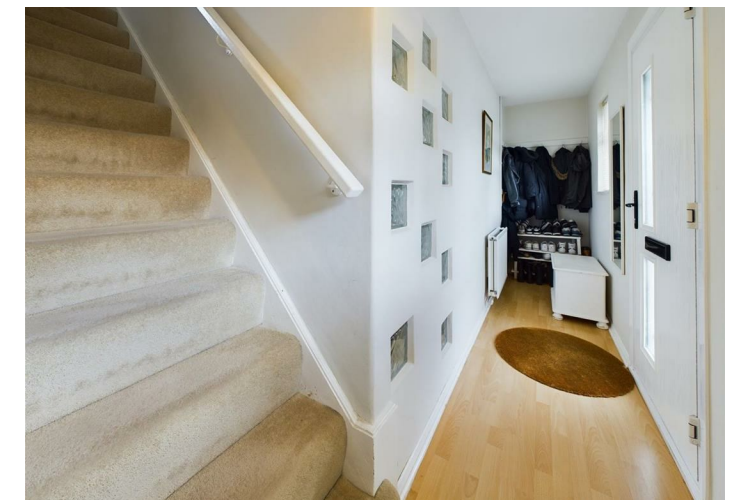Bedroom
13'8" x 9'4"
4.17 x 2.87 m

Approximate total area[1]
790.07 ft²
73.4 m²

(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
- LARGE REAR GARDEN

- POPULAR RESIDENTIAL CUL DE SAC
- POPULAR HERSHAM SCHOOLS NEARBY
- MODERN BATHROOM

- TWO RECEPTION ROOMS
- OFF STREET PARKING ON PRIVATE DRIVE
- CLOSE TO HERSHAM VILLAGE
- MODERN FITTED KITCHEN