

39a, Burwood Road, Walton-On-Thames, Surrey, KT12 4AD

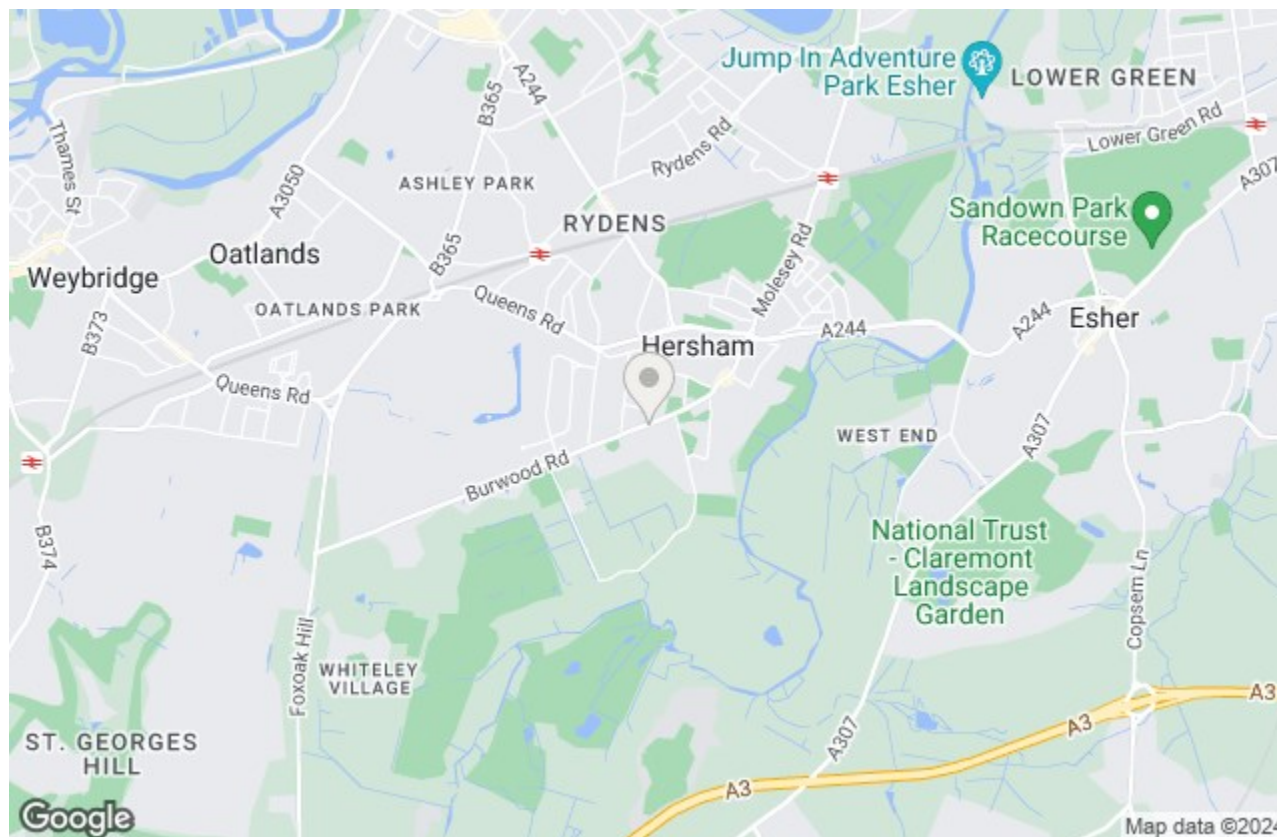
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

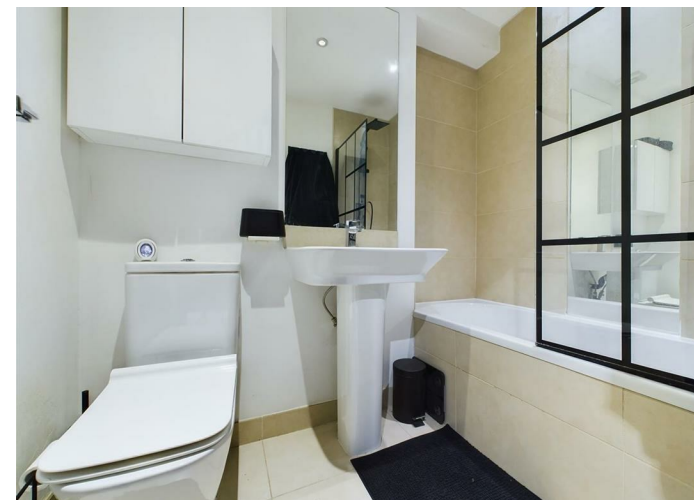
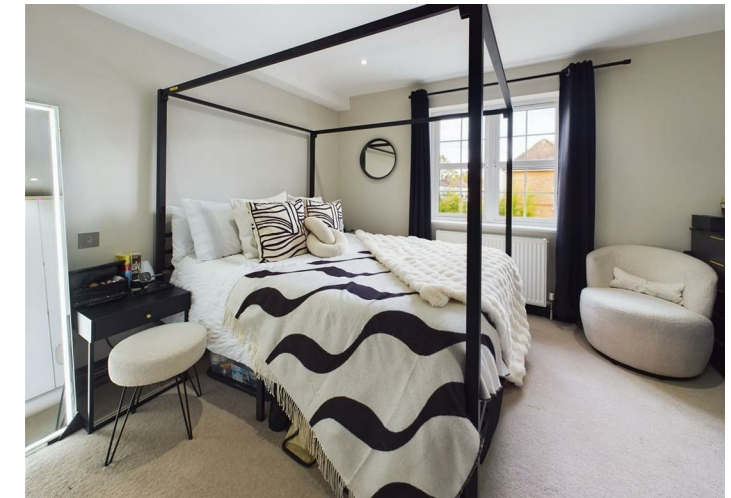
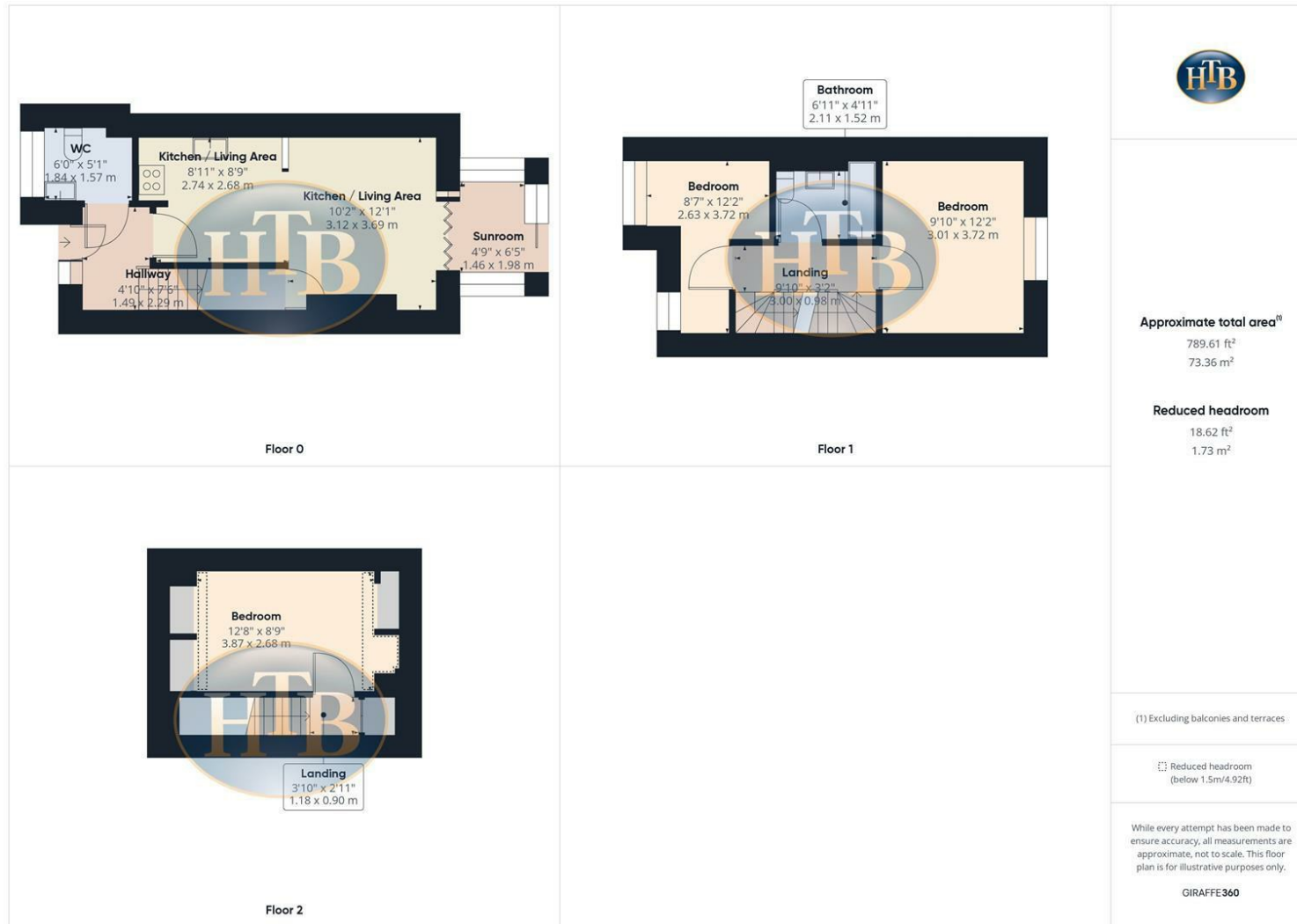


£519,950 Freehold

Harmes Turner Brown Walton are delighted to offer this immaculate three bedroom house located within easy reach of both Walton on Thames station (London Waterloo approx 27 mins) and Hershams village shops with its great range of restaurants, pubs, Waitrose and Costa coffee and within the catchment to the popular Hershams schools. The beautifully presented accommodation briefly comprises entrance hall, downstairs W.C. Stunning open plan living kitchen area with a good range of contemporary units, stone work-surface and integrated appliances. Bi-folding doors lead to the sun room which in turn gives access to the sunny rear garden. On the first floor are two bedrooms, the master having a great range of built-in wardrobes, the family bathroom which comprises a matching three piece suite with shower over the bath. Stairs rise to the top floor where you will find a further double size bedroom with generous built-in storage areas and sky lights bringing through natural light. Externally the rear garden is laid with AstroTurf and is enclosed with panel fencing. Behind the rear garden accessed via Burwood Close is an allocated parking space. Council Tax D Call HTB 01932 222266. EPC B



Burwood Road, Walton-On-Thames, Surrey, KT12 4AD



- BEAUTIFULLY PRESENTED
- EPC B
- SUN ROOM
- CLOSE TO VILLAGE CENTRE
- LUXURY OPEN PLAN KITCHEN

- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZE BEDROOMS
- ALLOCATED PARKING TO REAR
- APPROX ONE MILE TO MAINLINE STATION



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