

## 27, Stuart Avenue, Walton-On-Thames, KT12 2AB

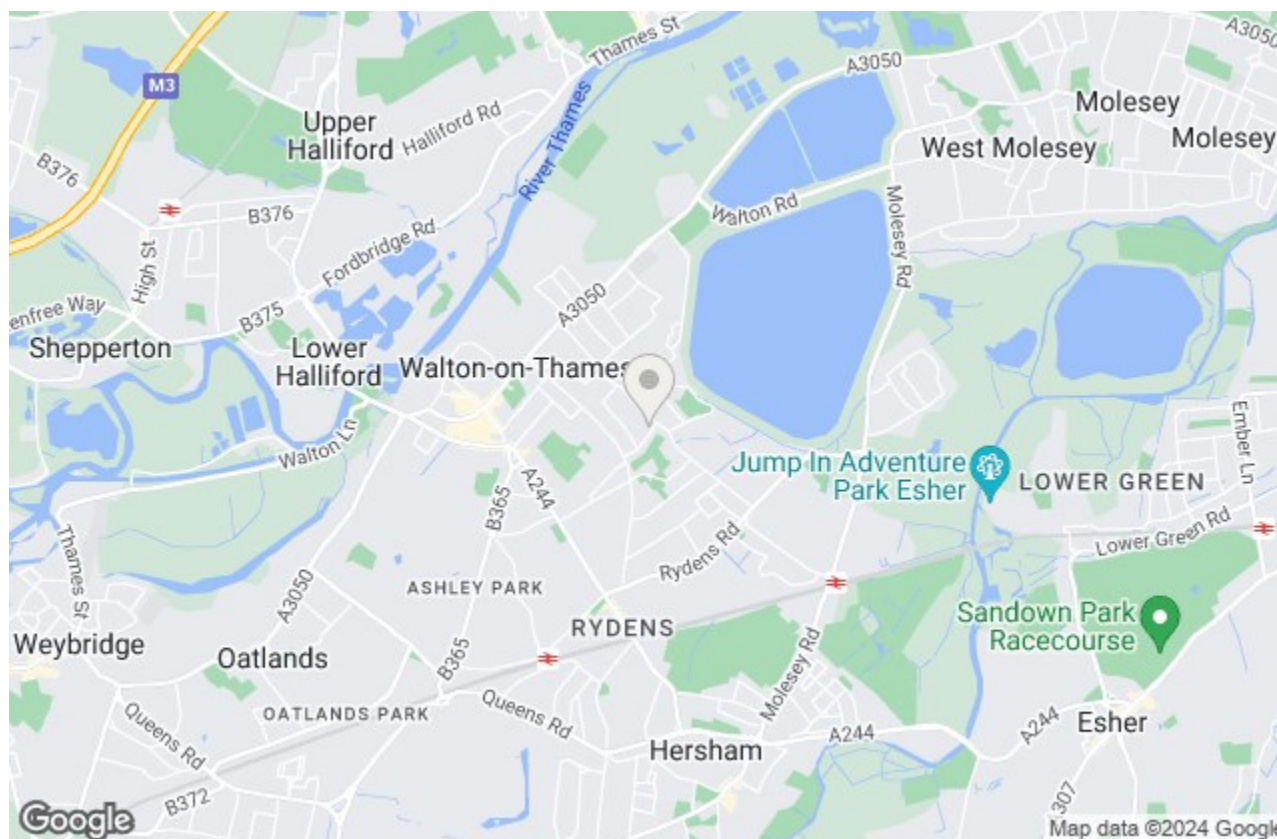
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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	



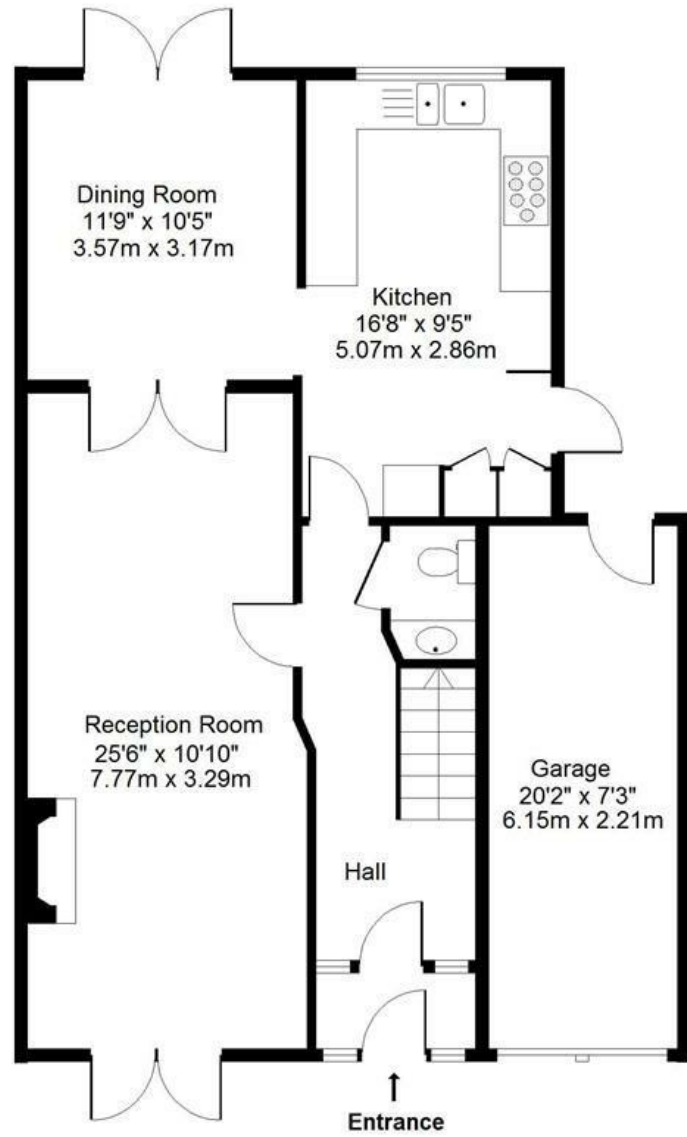
**£775,000 Freehold**

Offered for sale with no onward chain is this skilfully extended four bedroom semi detached family home with approx 150ft rear garden conveniently located within a short walk of Walton on Thames town centre and around one mile from the main line station (London Waterloo approx 26 mins). The beautifully presented accommodation briefly comprises entrance hall, downstairs W.C. Spacious living room, stunning kitchen with a great range of quality units, range style cooker, stone work surfaces and space for the usual appliances, archway through to the extended dining room which overlooks the large rear garden. On the first floor are four great size bedrooms, the master benefitting from a good range of fitted wardrobes along with a luxuriously appointed en suite shower room with large walk-in shower cubicle. Bedrooms two and three also benefit from built-in wardrobes. The stunning family bathroom completes the internal accommodation and comprises a matching three piece suite including shower over the bath complemented with contemporary tiling. Externally to the front is a large private driveway providing off street parking while the rear is a wonderful feature of this property and stretching approx 150ft in length with a wonderful patio area, ideal for alfresco dining, huge expanse of lawn all enclosed with mature borders and panel fencing. Plots of this size are a rare find and early viewings are highly recommended. Call Harmes Turner Brown on 01932 222266. NO ONWARD CHAIN.

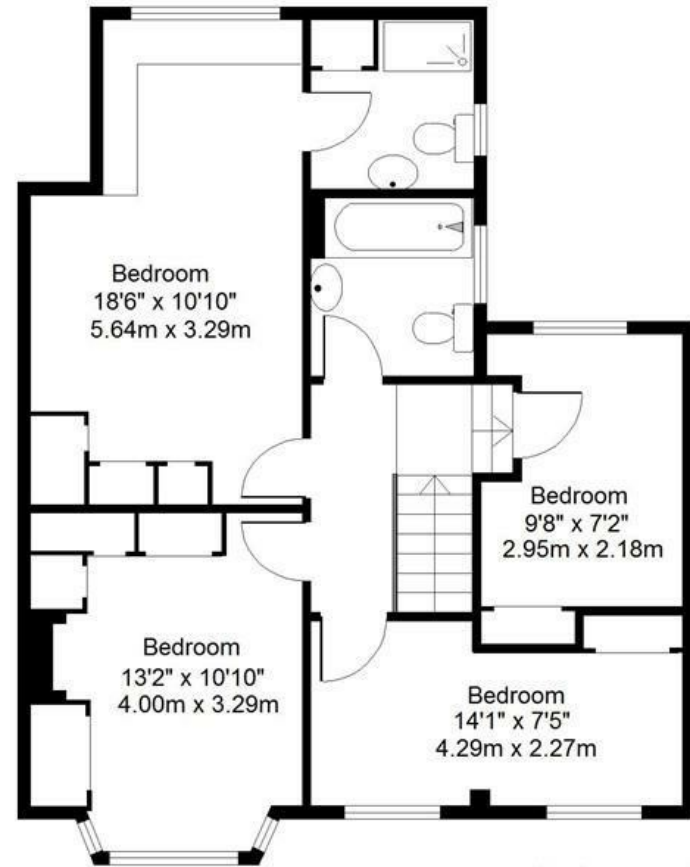


# Stuart Avenue, Walton-On-Thames, KT12 2AB

## Ground Floor



## First Floor



Not to scale

**Approximate Gross Internal Floor Area:**  
**140m sq (1,508sq ft)**  
**House: 126m sq (1,358sq ft) Garage: 14m sq (150sq ft)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- NO ONWARD CHAIN
- PRIVATE DRIVE FOR OFF STREET PARKING
- FOUR GOOD SIZE BEDROOMS ALL WITH FITTED WARDROBES
- DOWNSTAIRS WC
- MODERN FITTED KITCHEN
- LARGE REAR GARDEN
- SKILFULLY EXTENDED
- SEMI DETACHED
- MODERN BATHROOM AND ENSUITE
- CALL HTB NOW FOR DETAILS AND VIEWING

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

