



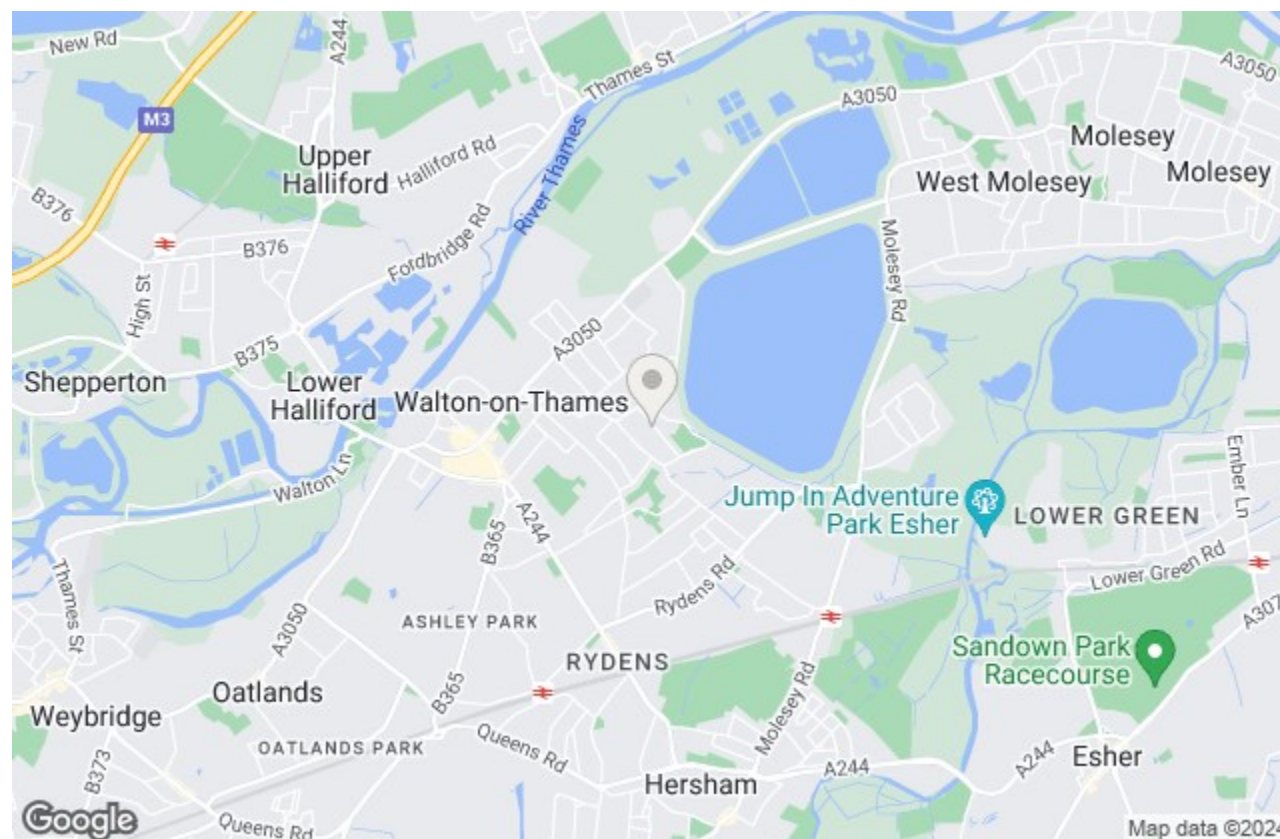
## 40, Braycourt Avenue, Walton-On-Thames, KT12 2BA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	



**£635,000 Freehold**



We are delighted to offer this beautifully presented four bedroom family home located in the ever popular Braycourt Avenue close to local schools and a short walk from Walton town centre. The property has been skilfully extended and briefly includes a welcoming entrance hallway with access to the downstairs cloakroom and bright and airy bay fronted living room with feature fireplace and picture rails. The extended kitchen is fitted with a good range of modern eye and base level units and drawers and ample worksurfaces. Also forming part of the extension is the family room/dining room which has an open feel with natural light bursting through the double glazed french doors which open to the garden. On the first floor you will find three bedrooms, two with fitted wardrobes, and the family bathroom. Stairs continue to the converted loft providing access to the master bedroom with 'Velux' sky lights, eaves storage and modern ensuite shower room. Externally the rear garden is mainly laid to lawn with sunny paved patio and side pedestrian access, complimented with a good range of mature trees and shrubs. The front provides parking on the private driveway with a further shared drive leading to the detached garage. Internal viewings are highly recommended. Contact our Walton office now on 01932 222266.



# Braycourt Avenue, Walton-On-Thames, KT12 2BA



Approximate total area<sup>(1)</sup>  
1228.66 ft<sup>2</sup>  
114.15 m<sup>2</sup>

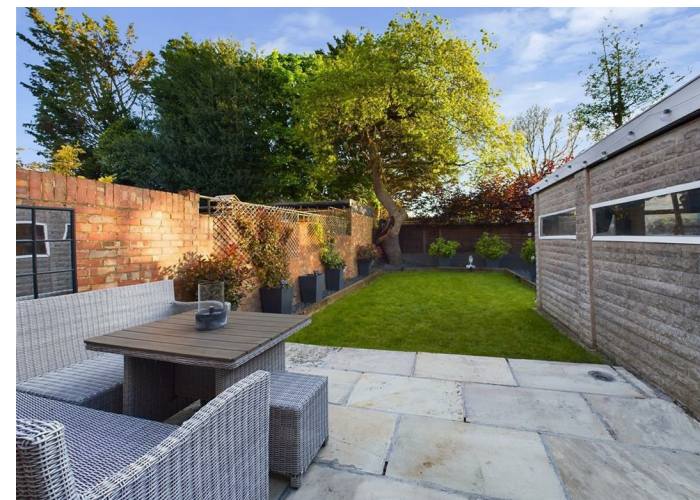
Reduced headroom  
19.68 ft<sup>2</sup>  
1.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SUNNY PRIVATE GARDEN
- DOWNSTAIRS CLOAKROOM
- GARAGE

- EXTENDED SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- OFF STREET PARKING AND GARAGE
- MASTER BEDROOM WITH ENSUITE
- WELL PRESENTED THROUGHOUT



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