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 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

Map data ©2024 Google
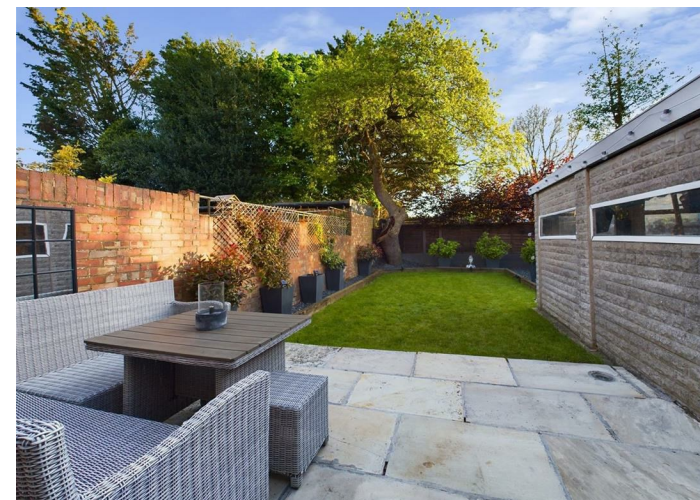
40, Braycourt Avenue, Walton-On-Thames, KT12 2BA

£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

Floor Plans

Floor 0

Living Room
11'6" x 11'0"
3.51 x 3.36 m

Living Room
11'6" x 9'11"
3.52 x 3.04 m

Dining Room
9'0" x 9'7"
2.75 x 2.93 m

Hallway
17'8" x 5'11"
5.40 x 1.80 m

Kitchen
10'1" x 7'0"
3.08 x 2.14 m

WC
5'6" x 2'3"
1.70 x 0.70 m

Kitchen
7'0" x 7'2"
2.15 x 2.20 m

Floor 1

Bedroom
13'4" x 11'1"
4.08 x 3.39 m

Bedroom
11'6" x 11'2"
3.53 x 3.42 m

Bedroom
6'6" x 5'11"
1.98 x 1.81 m

Landing / Hallway
10'3" x 3'3"
1.13 x 1.01 m

Bathroom
5'11" x 5'11"
1.81 x 1.81 m

Floor 2

Bedroom
17'6" x 10'10"
5.34 x 3.32 m

Bathroom
5'7" x 5'7"
1.73 x 1.72 m

Approximate total area[1]
1228.66 ft²
114.15 m²

Reduced headroom
19.68 ft²
1.83 m²

(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