


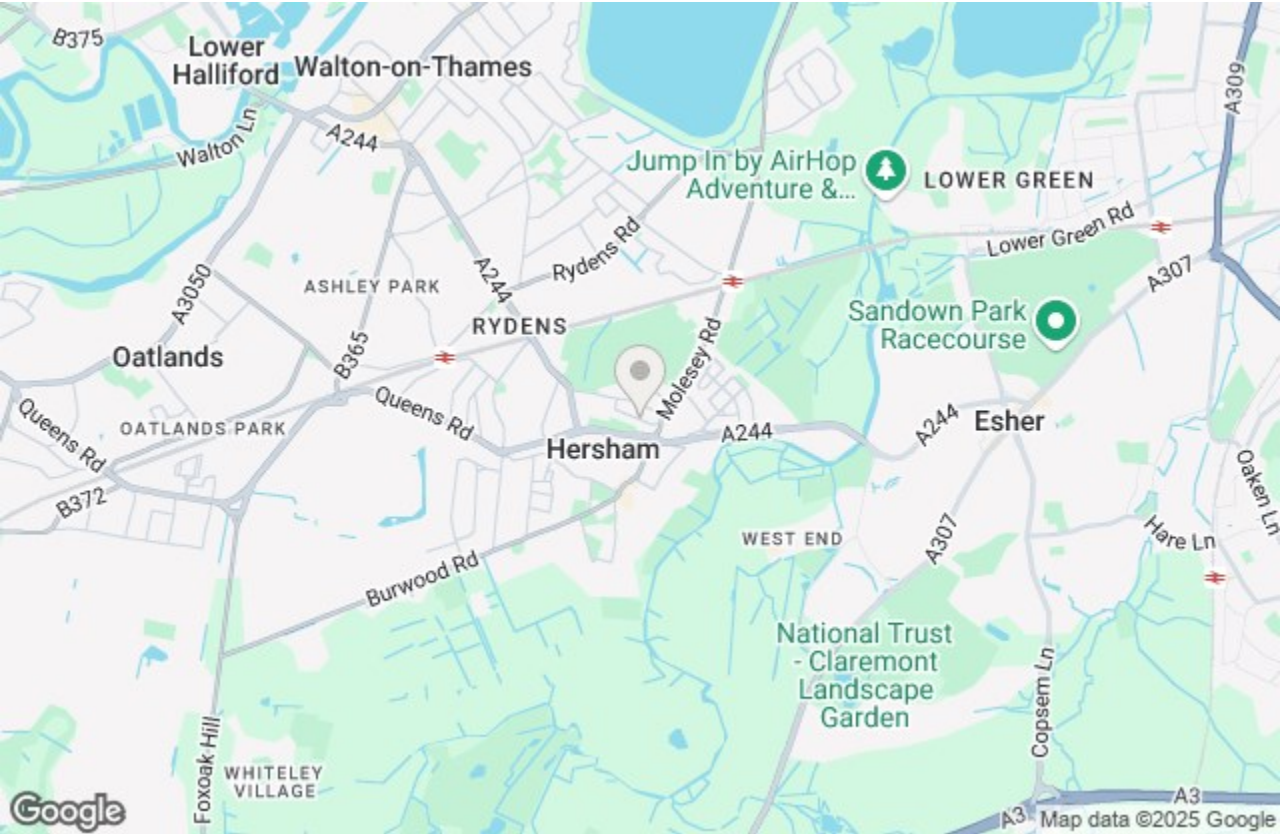
56, Albany Road, Walton-On-Thames, Surrey, KT12 5QQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>58</div>	<div>84</div>
(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 



£585,000 Freehold



We are pleased to offer this beautifully presented two double bedroom period home with a wealth of character and charm throughout and situated in one of Herisham's most favoured roads backing onto the park within easy reach of both Herisham & Walton mainline stations and the village centre which offers a great range of pubs, restaurants, coffee shops and the ever popular Herisham schools. The nicely proportioned accommodation briefly comprises a welcoming entrance hallway, front aspect lounge with bay window and feature fireplace with wood burner. The separate dining room is also fitted with a wood burner and an open arch leads through to the fitted kitchen which offers a great range of units, built in oven and hob and space for the usual appliances. At the back of the ground floor is the shower room which comprises a shower cubicle, W.C. and basin. The turning staircase leads to the first floor landing with two generous double bedrooms and a larger than average first floor family bathroom. Outside to the front the private driveway provides off street parking while the sunny rear garden is approx. 50ft in length and separated into two defined areas, a good size patio area which leads to the lawned garden with flower and shrub boarders and a paved path to the superb detached studio room/summer house which is located at the rear. This bespoke building would make the perfect work from home office or gym and benefits from lighting, power and has two separate areas internally and a covered veranda outside. Internal viewings are highly recommended to fully appreciate this pretty cottage, fabulous location and the well cared for accommodation. Many of these similar homes have extended into the loft and rear subject to the usual planning consents. Contact our Walton office for further details or an appointment to view.

Albany Road, Walton-On-Thames, Surrey, KT12 5QQ



- TWO DOUBLE BEDROOMS WITH POTENTIAL TO EXTEND (STPP)
 - GROUND FLOOR SHOWER ROOM
 - WOOD BURNERS IN BOTH RECEPTIONS
 - APPROX 3/4 MILE TO STATIONS
 - BACKING ONTO PARK
- FIRST FLOOR BATHROOM
 - TWO RECEPTION ROOMS
 - BESPOKE STUDIO ROOM
 - POPULAR VILLAGE LOCATION
 - POPULAR HERSHAM SCHOOLS NEARBY

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