

## 7, Mistys Field, Walton-On-Thames, KT12 2BG

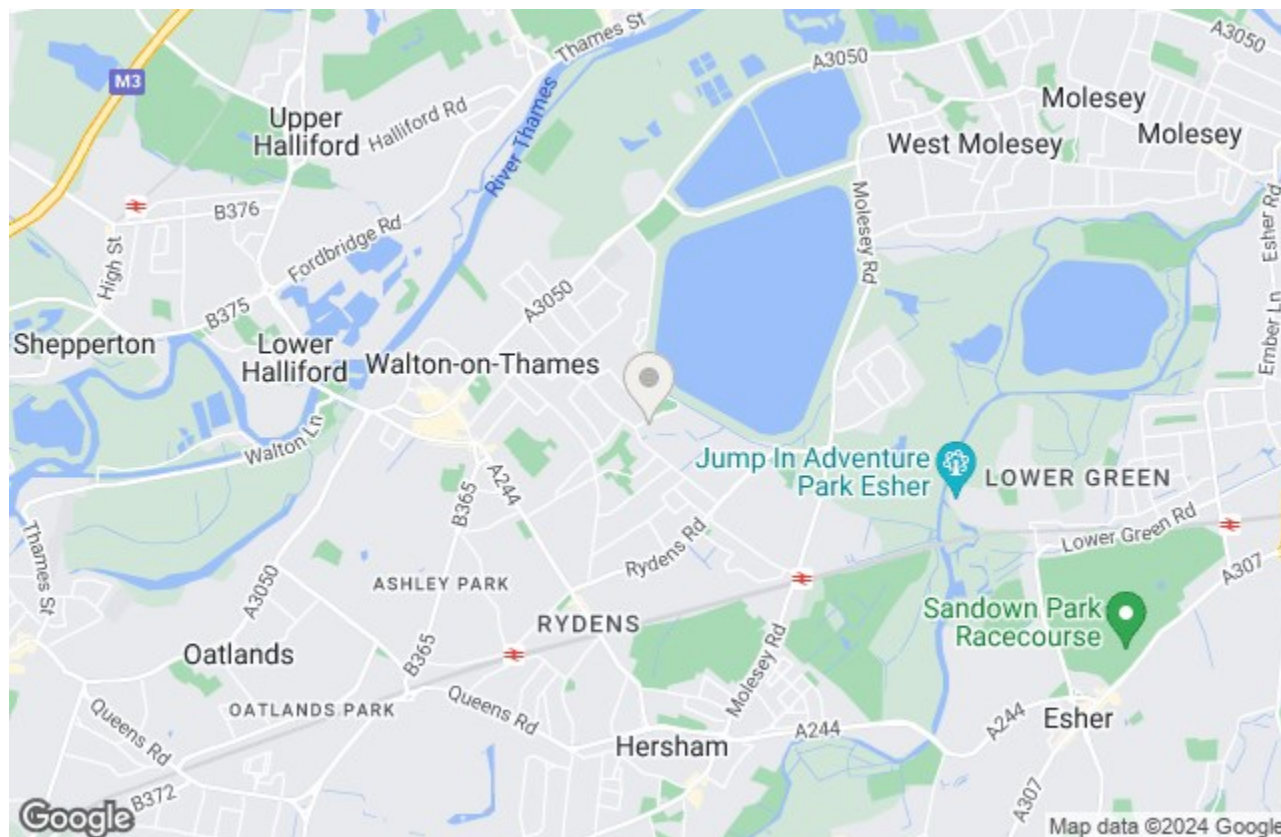
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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		
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### Offers In Excess Of £650,000 Freehold

We are delighted to offer this beautifully presented detached family home quietly tucked away to the rear of this popular cul de sac and enjoying a wider plot than most within this popular residential location. The property has been well cared for throughout and briefly includes a welcoming entrance hallway with modern downstairs cloakroom and under stairs storage. The bright and airy through lounge/dining room includes double glazed sliding doors overlooking the rear garden and bringing through natural light in abundance. The separate family room/dining room includes an attractive square bay window and currently used as a home office whilst the modern kitchen is fitted with a good range of eye and base level units and drawers with another door out to the garden. On the first floor the master bedroom includes a modern ensuite shower room and you will find two further bedrooms. The modern family bathroom is fitted with a three piece white suite with bath and shower over, low level wc and wash hand basin. Externally the sunny rear garden is mainly laid to lawn with mature tree and shrub borders, private paved patio and rear pedestrian access to the garage. To the front the private drive provides private off street parking and access to the garage. Internal viewings are highly recommended and can be arranged by contacting our Walton office on 01932 22266. EPC C.

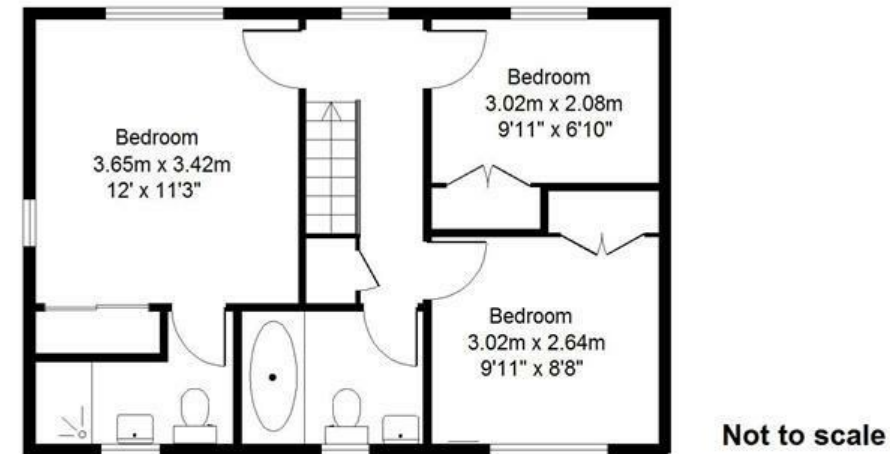


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## Ground Floor



## First Floor



Approximate Gross Internal Floor Area: 102m sq (1,101sq ft)  
House: 89m sq (962sq ft) : Garage: 13m sq (139sq 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.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- BEAUTIFUL SUNNY REAR GARDEN
- QUIET CUL DE SAC
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- TWO RECEPTION ROOMS
- GARAGE AND PARKING
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN

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

