

11, Hersham Road, Walton-On-Thames, KT12 1LQ

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		
	70	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



£1,599,999 Freehold

We are delighted to offer this wonderful detached five bedroom home which has been extended and updated to a particularly high standard throughout and conveniently located within walking distance of Walton town centre and mainline station.



Hersham Road, Walton-On-Thames, KT12 1LQ



Approximate total area⁽¹⁾
2393.05 ft²
222.32 m²

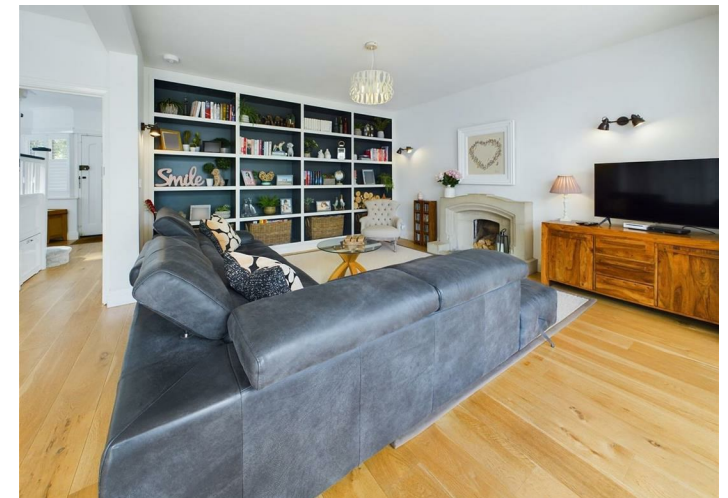
Reduced headroom
86.92 ft²
8.08 m²

(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



- FIVE BEDROOMS
- LARGE REAR GARDEN
- OPEN PLAN LIVING ROOM/FAMILY ROOM/KITCHEN DINER
- OFF STREET PARKING
- THREE BATHROOMS

- DETACHED FAMILY HOME
- CLOSE TO TOWN CENTRE & STATION
- STUDY/OFFICE
- IMMACULATELY PRESENTED THROUGHOUT
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM

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

