

38, Walton Park, Walton-On-Thames, Surrey, KT12 3EX

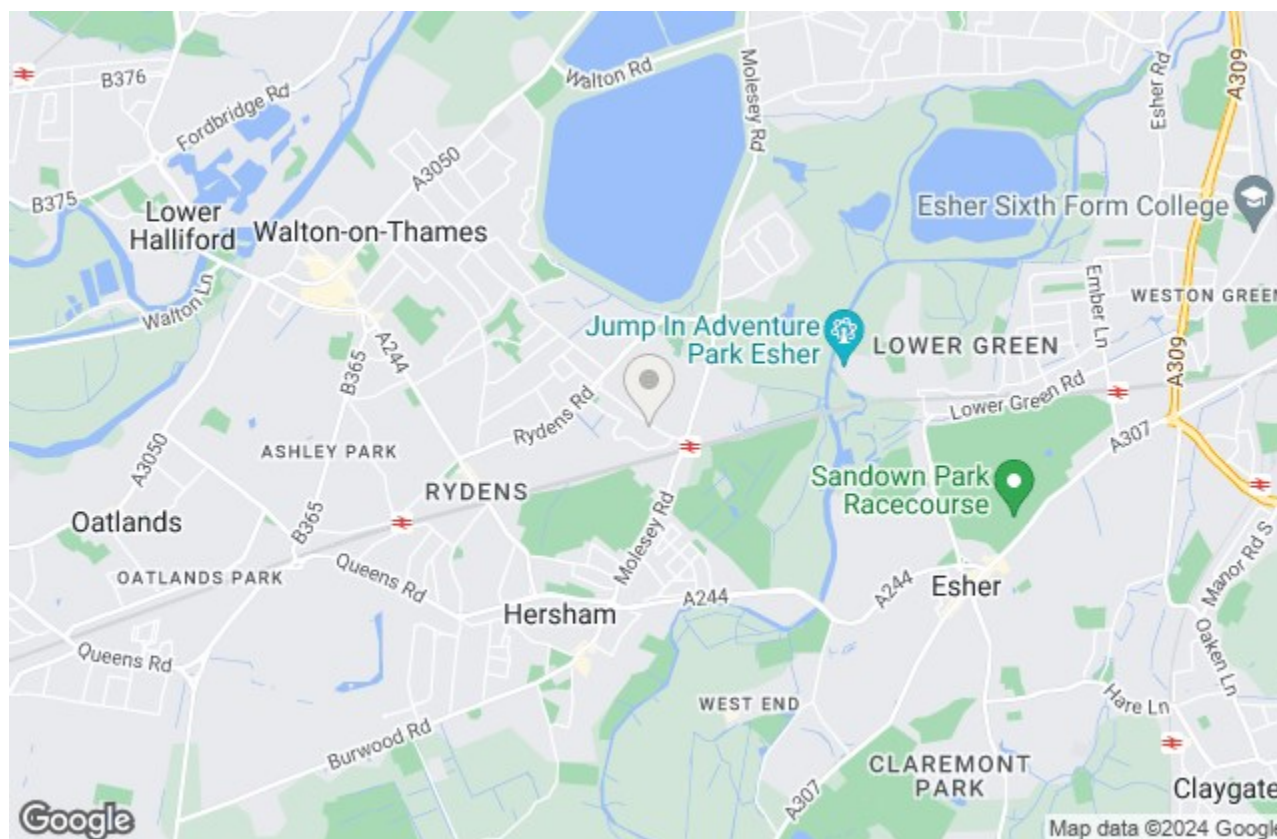
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 73 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower 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 | |

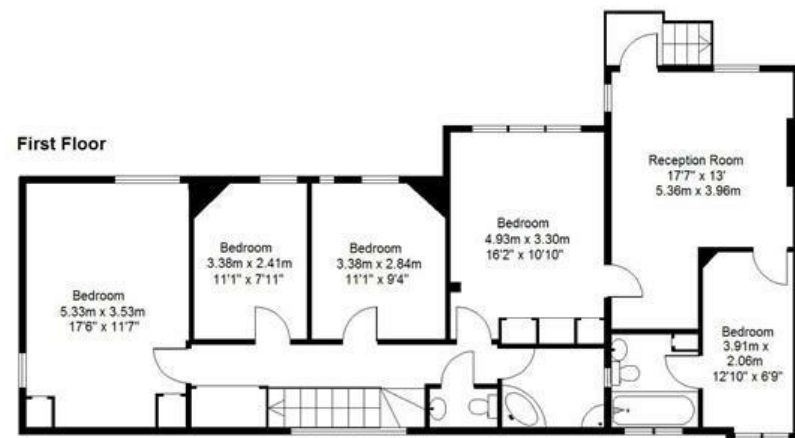
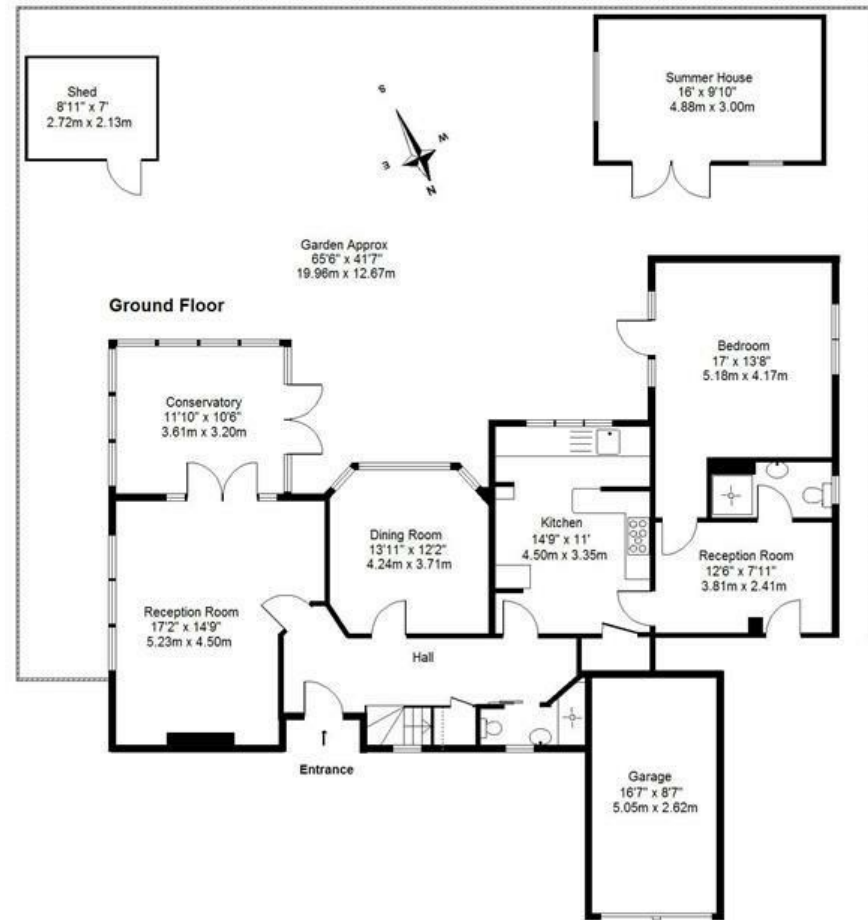


Offers In Excess Of £882,000 Freehold

An amazing opportunity to buy this deceptively spacious (approx 2460 sq ft) five/six-bedroom family home with annex potential on both ground and first floors. Located a short walk from Hersham station (London Waterloo approx 26 mins) and within easy reach of popular local schools this house will make a wonderful family home. The accommodation briefly comprises entrance hall, downstairs W.C. living room with feature fireplace, french doors to the conservatory which leads to the garden, dining room overlooking the rear garden, kitchen with a good range of units with door into what could be a great annex or family room, with shower room and further bedroom of reception room depending on your needs. On the first floor there are six bedrooms and two bathrooms, this first floor could easily be configured to make a separate annex with its own bathroom should you wish. Externally to the front is a large private drive providing ample off-street parking along with the garage and carport. Externally to the rear garden is very broad, approx 65ft and has both lawn and decked areas along with a storage shed and summer house which would make a great home office or hobby room. Call Harmes Turner Brown on 01932 222266.



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Approximate Gross Internal Floor Area: 2,460sq ft (228m sq) including Garage
Outbuildings 219sq ft (20m sq)

While 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 NICE. Check all rooming, fixtures and fittings are used as well as any prospective purchase. Specifically, no guarantee is given as to the exact location, size or position of the property if shown on the plan. Any figure given is for initial guidance and should not be relied on as a basis of calculation.

Not to scale

- SIX BEDROOMS
- OPPORTUNITY FOR GROUND FLOOR AND FIRST FLOOR ANNEXES
- CONSERVATORY
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- APPROX 300 METERS TO HERSHAM STATION
- GARAGE AND CAR PORT
- THREE BATHROOMS
- ABUNDANCE OF CHARACTER
- TREMENDOUS SCOPE TO REMODEL

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

