

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

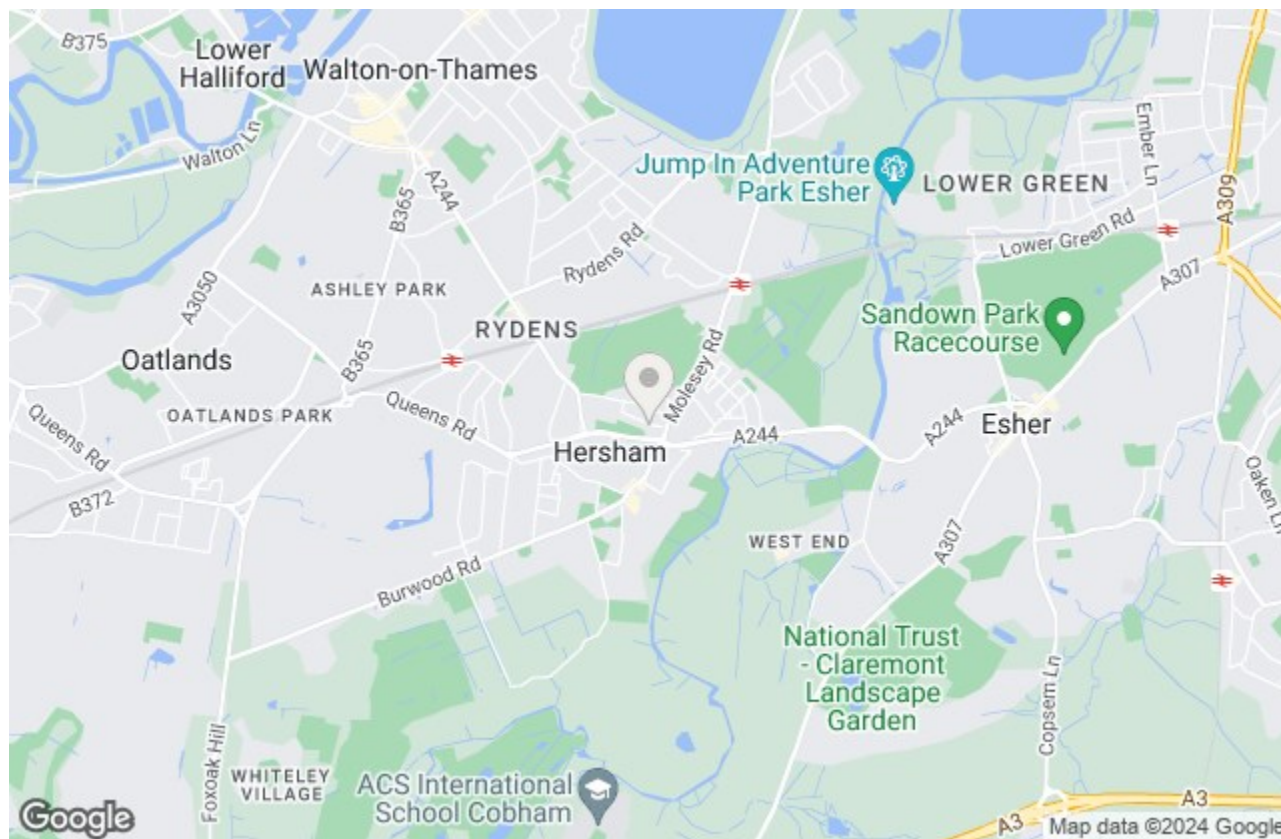
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



£625,000 Freehold

We are delighted to offer this pretty character home located in the popular Albany Road just a few minutes walk from Hersham village centre, the ever popular Hersham schools and equidistant of Walton & Hersham mainline stations. The accommodation briefly includes an entrance hallway, bay fronted living room with feature fireplace and archway to the separate dining room. The fitted kitchen includes a good range of eye and base level units and drawers and leads to a sun room to the side with space for utilities and access to the rear garden. The bathroom includes a three piece suite. On the first floor you will find three bedrooms, the master with a small ensuite shower room. Externally the rear garden is mainly laid to lawn with a large private decked patio, mature trees and shrubs and large storage shed which has potential to convert to office/studio. This character home enjoys a wonderful position within the road and overlooks the pretty park to the rear. To the front you will find a private drive for off street parking. Offered for sale with no onward chain, this well cared for home is worthy of an internal viewing. Contact our Walton office for further details or an appointment to view.



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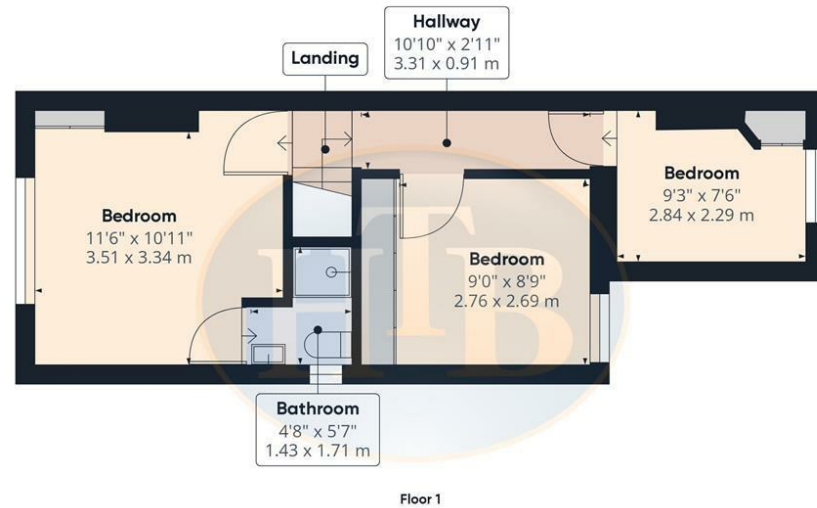
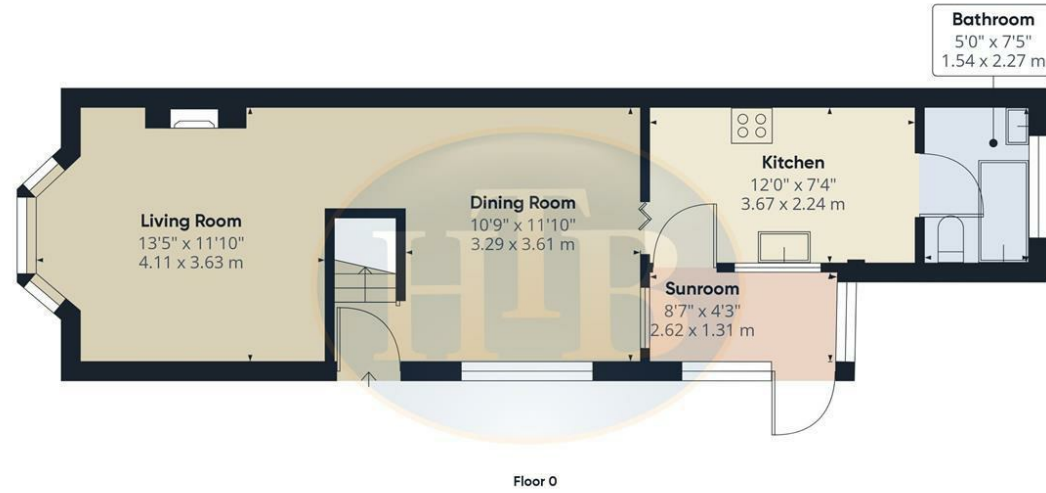


Approximate total area¹⁾
831.91 ft²
77.29 m²

(1) Excluding balconies and terraces

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



- THREE BEDROOMS
- BACKING ONTO PARK AT REAR
- TWO RECEPTION ROOMS
- CLOSE TO HERSHAM STATION AND VILLAGE
- SUNNY REAR GARDEN

- CHARACTER SEMI DETACHED HOME
- NO ONWARD CHAIN
- ENSUITE TO MASTER
- OFF STREET PARKING
- 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