

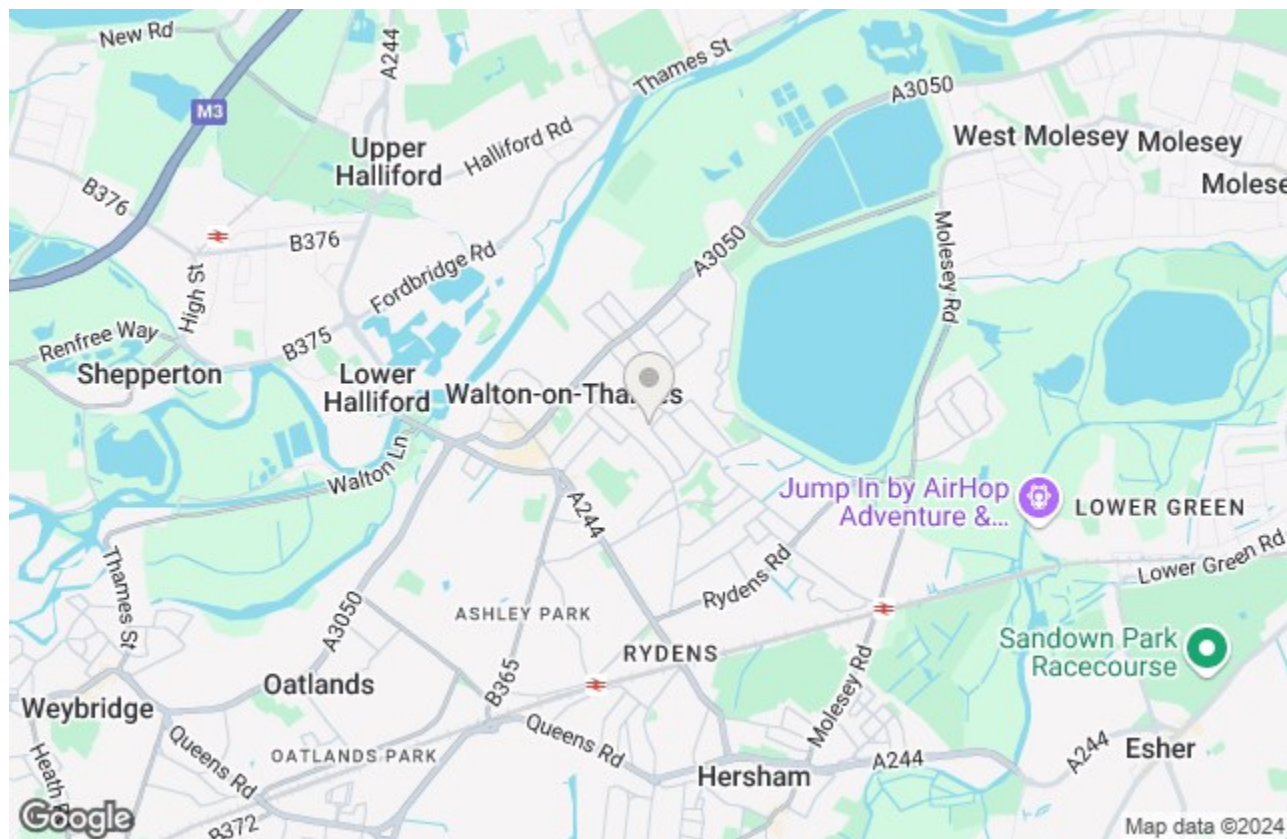
## 28, Cottimore Avenue, Walton-On-Thames, KT12 2AD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



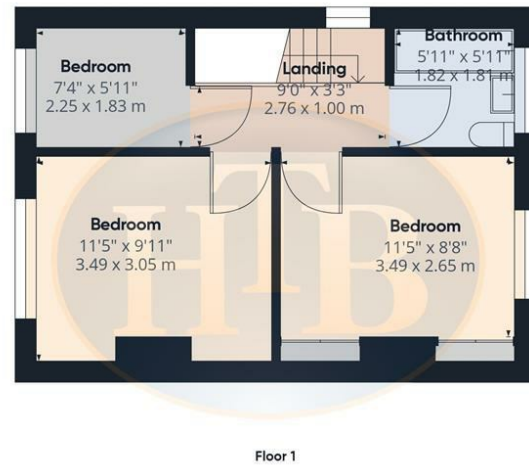
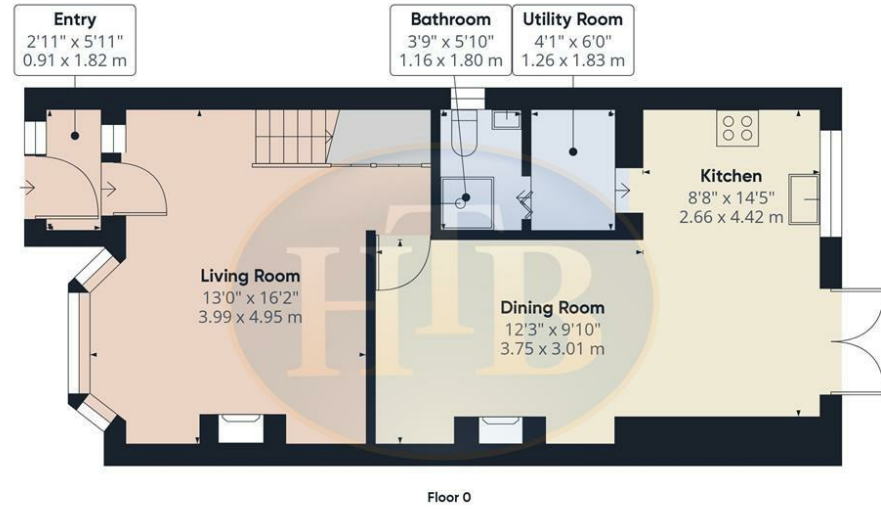
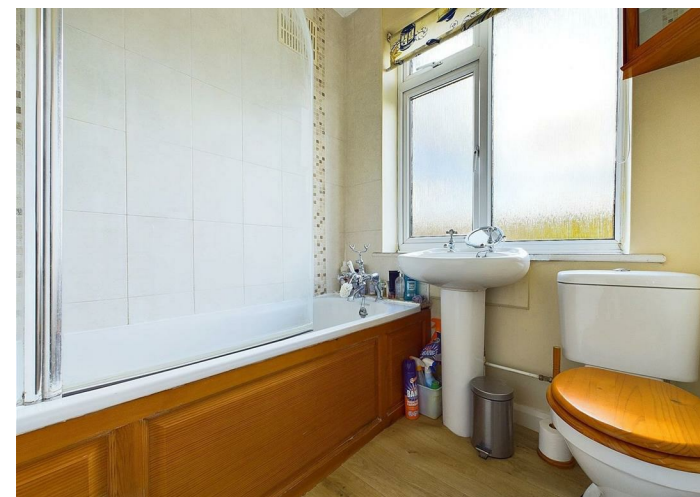
**£595,000 Freehold**



We are delighted to offer this extended three bedroom family home enjoying a favourable position tucked in the corner of this popular Avenue just a short walk from Walton on Thames High Street. Offered for sale with no onward chain, this wonderful home has been well cared for and briefly includes an open plan bay fronted living room with feature fireplace and open bright and airy hallway. The kitchen/dining room has been extended to provide the perfect space to entertain with a fitted kitchen including ample eye and base level units and drawers, sky lights adding to the natural light and the advantage of a separate utility room. Another feature is the wet room which includes fitted shower, low level WC and wash hand basin, all complimented with fully tiled walls and floor plus underfloor heating. On the first floor you will find three bedrooms and the three piece family bathroom. Externally the rear garden is mainly laid to lawn with private patio and high fencing and hedging providing an element of seclusion. Side pedestrian access is wide than most and gives space for the two timber sheds. The front provides off street parking on the private drive. Many neighbouring homes have extended into the loft so potential is there to add a similar extension subject to the usual planning consents. To arrange a viewing contact our Walton office on 01932 222266.



# Cottimore Avenue, Walton-On-Thames, KT12 2AD



Approximate total area<sup>(1)</sup>  
874.64 ft<sup>2</sup>  
81.26 m<sup>2</sup>

(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

- NO ONWARD CHAIN
- EXTENDED FAMILY HOME
- SUNNY REAR GARDEN
- OPEN PLAN KITCHEN/DINING ROOM
- POTENTIAL TO EXTEND FURTHER

- THREE BEDROOMS
- FAMILY BATHROOM PLUS DOWNSTAIRS WET ROOM WITH UNDERFLOOR HEATING
- PRIVATE DRIVE FOR OFF STREET PARKING
- POPULAR RESIDENTIAL AVENUE
- CLOSE TO TOWN

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