

95, Shaw Drive, Walton-On-Thames, KT12 2LR

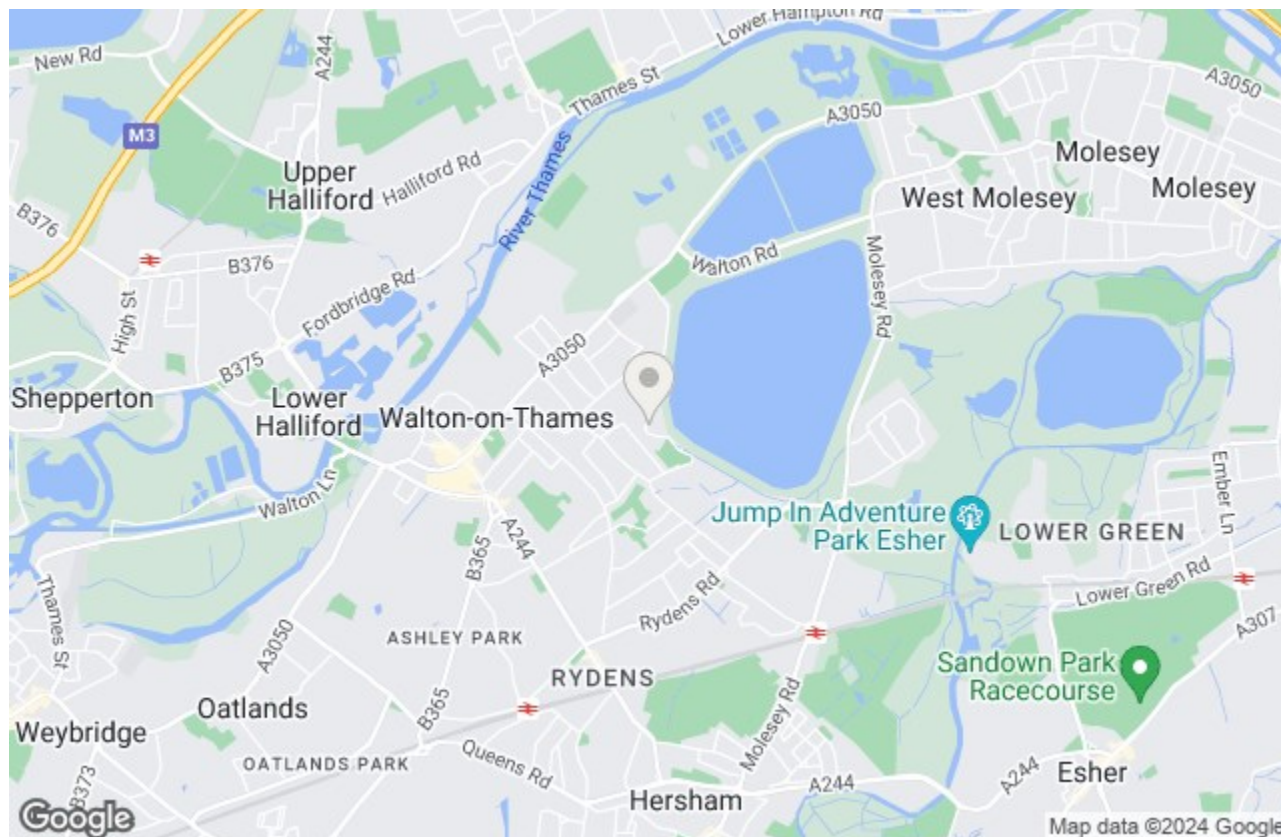
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

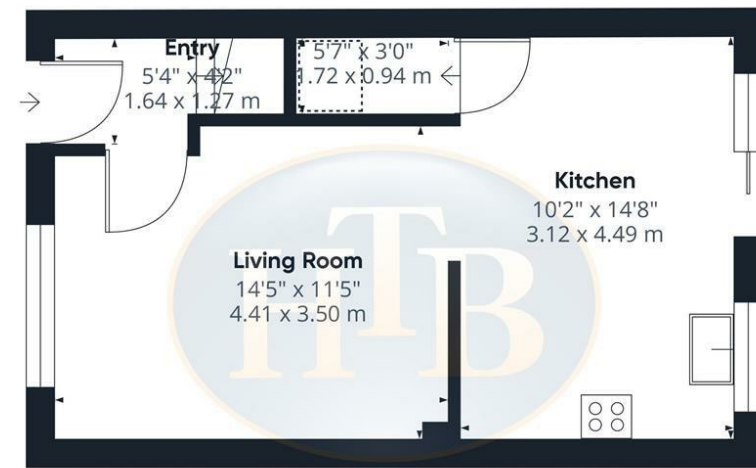


£465,000 Freehold

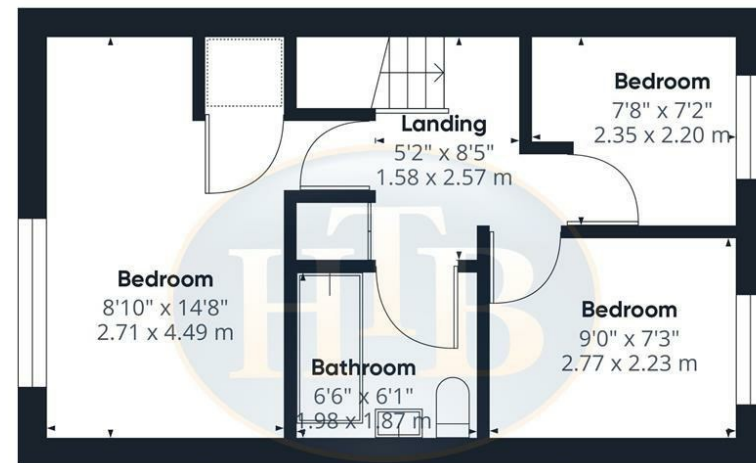
Harmes Turner Brown are delighted to offer this three bedroom mid-terraced house located in a very popular area approx. a mile from Walton on Thames town centre and a similar distance to the Thames towpath and Xcel leisure centre. The nicely presented accommodation briefly comprises entrance lobby, front aspect living room which opens onto the dining area with French doors out to the rear garden. The sellers have cleverly created a hidden walk-in storage cupboard within the arch. The kitchen has a great range of modern style units, built-in oven & hob, integrated fridge/freezer and space for all the usual appliances. On the first floor the master bedroom is a great size double room. There are two further bedrooms and a three piece modern white bathroom suite with shower over the bath, heated towel rail and contemporary tiling. Externally the rear garden has both decking and artificial grass areas and benefits from a rear access gate. Extra features also include private driveway to the front plus a further allocated parking space to the rear. Viewings are highly recommended and can be done by contact our Walton on Thames Branch.



Shaw Drive, Walton-On-Thames, KT12 2LR



Floor 0



Floor 1

Approximate total area[®]
703.21 ft²
65.33 m²

Reduced headroom
7.13 ft²
0.66 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

- PRIVATE DRIVE PLUS ALLOCATED SPACE TO REAR
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- SUNNY REAR GARDEN
- THREE BEDROOMS
- REAR ACCESS
- EPC C
- POPULAR DEVELOPMENT

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