



79, Cottimore Avenue, Walton-On-Thames, Surrey, KT12 2AF

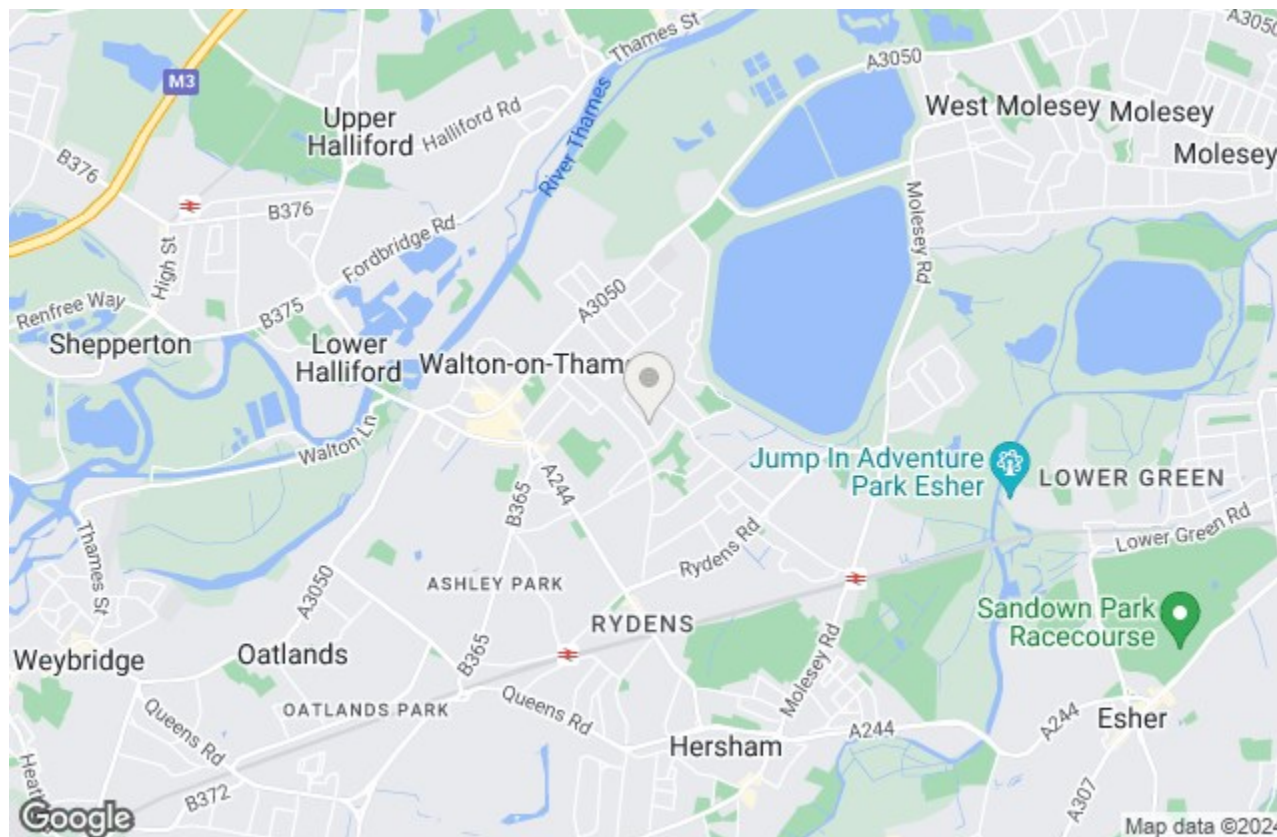
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



£725,000 Freehold

Four bedroom halls adjoining family home located in one of Walton on Thames most favoured avenues within easy reach of both the town centre and main line station. Popular local schools are also within walking distance making this an ideal family home. The accommodation briefly comprises a welcoming entrance hall, front aspect lounge/family room with attractive bay window, kitchen with a great range of contemporary units, built-in oven and hob, integrated washing machine, dishwasher and fridge/freezer. The principle reception room spans the width of the property with patio doors leading to the rear garden. On the first floor are three bedrooms, two great size double rooms, one of which has an attractive bay window and a good size single bedroom, bigger than the standard box room. The family bathroom completes the first floor accommodation and comprises a matching three piece suite with shower over the bath. Stairs rise from the first floor landing to the top floor where you will find the master bedroom with a luxuriously appointed en suite shower room and a good size wardrobe. Externally to the front is a private drive providing off street parking along with a shared access to the garage. The rear garden is a great size and benefits from both patio and lawn areas, attractive mature borders and a timber built garden shed. Call Harmes Turner Brown Walton office on 01932 222266.



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- FOUR BEDROOMS
- POPULAR AVENUE APPROX 1/3 MILE TO TOWN CENTRE
- GARAGE AND OFF STREET PARKING
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN
- EN SUITE TO MASTER
- APPROX 1/2 MILE TO WALTON STATION (LONDON WATERLOO APPROX 26 MINS)
- GOOD SIZE REAR GARDEN
- SCOPE TO EXTEND S.T.P.P.
- ATTRACTIVE HALLS ADJOINING STYLE



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