



88, Shaw Drive, Walton-On-Thames, KT12 2LS

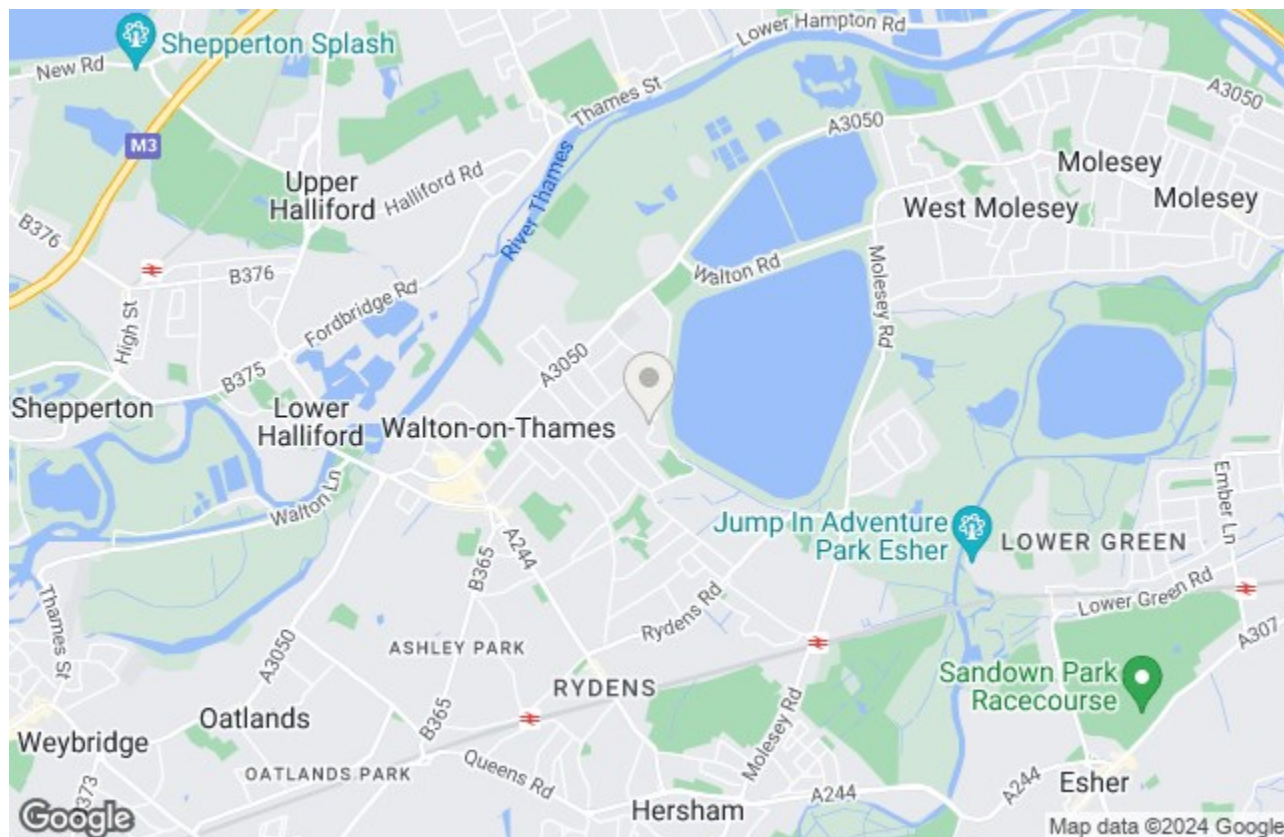
| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - 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 |  |



£479,950 Freehold

Three double bedroom house on a corner plot tucked away in a secluded part of this very popular residential development. The nicely presented accommodation briefly comprises entrance lobby, double aspect living room with sliding doors out to the rear garden, kitchen/breakfast room with a good range of units, fitted oven and hob along with space for the usual appliances and door out to the rear garden. On the first floor are three good size double bedrooms and a stunning shower room comprising matching three piece suite including large walk-in corner shower, vanity unit, chrome heated towel rail, wall mounted medicine cabinet with under lighting complemented with contemporary tiling. Externally to the front is a small garden area and useful storage shed while the rear is a real feature of this property and is enclosed with panel fencing, hard landscaped providing a wonderful secluded entertaining area along with two further sheds of which one benefits from power and provides the perfect workshop. To the rear of the property is the garage in block with ample parking. Call Harmes Turner Brown Walton office on 01932 222266.



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



- THREE DOUBLE BEDROOMS
- GARAGE & PARKING
- KITCHEN/DINING ROOM
- NO ONWARD CHAIN
- GOOD SIZE LIVING AREA

- CORNER PLOT
- STUNNING LANDSCAPED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- LUXURY SHOWER ROOM



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