



## 62, Trenchard Close, Walton-On-Thames, Surrey, KT12 5BG

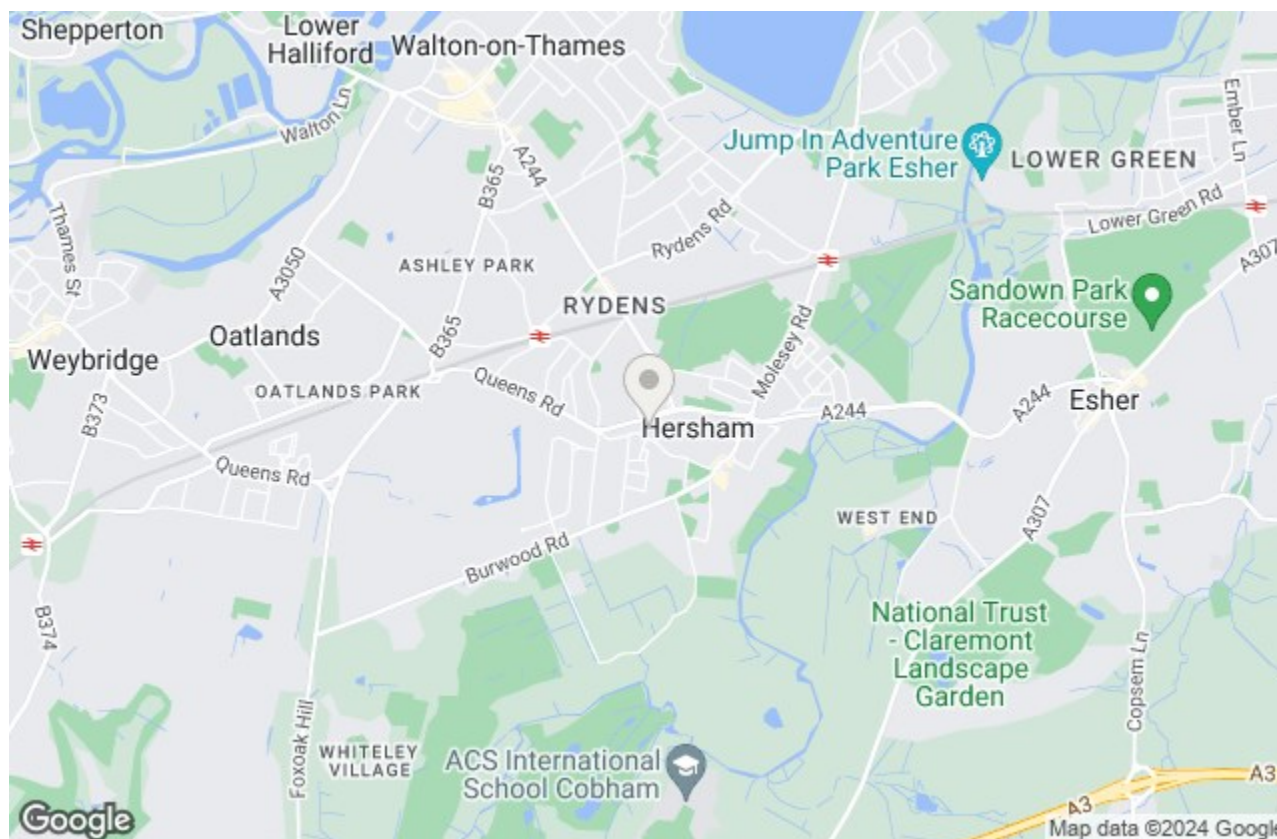
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>			
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**Per Calendar Month £3,200 Per Calendar Month**

This beautifully presented four bedroom family home is quietly positioned within this popular residential cul-de-sac in the heart of Hersham Village. Just a short walk from Walton on Thames mainline station, Hersham village green and shops and in the catchment for the fantastic Hersham schools. Offering good value for money, this modern end of terrace home enjoys a welcoming entrance hallway, with modern downstairs cloakroom, modern fitted kitchen/breakfast room with built in breakfast bar and generous size 'L' shaped lounge/dining room with double doors onto the private garden. On the first floor you will find three bedrooms, one of which has a modern en suite shower room, and two have shelving units and fitted wardrobes. The family bathroom faces front and is fitted with a modern white three piece suite. Stairs continue to the second floor landing with eaves storage and access to a large master bedroom with ample built in wardrobes making a perfect dressing area plus a further en suite with large walk-in shower. Externally the pretty rear garden is mainly laid to lawn with mature shrub borders and a private paved patio. Pedestrian access is a benefit to the side. The front provides two private off street parking spaces. Available beginning of September 2024- OFFERED NEGOTIABLY FURNISHED/UNFURNISHED. Council tax band F.



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TRENCHARD CLOSE KT12



Approximate Gross Internal Floor Area: 124 m sq / 1329 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

