

17, Alpine Road, Walton-On-Thames, KT12 2NH

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	

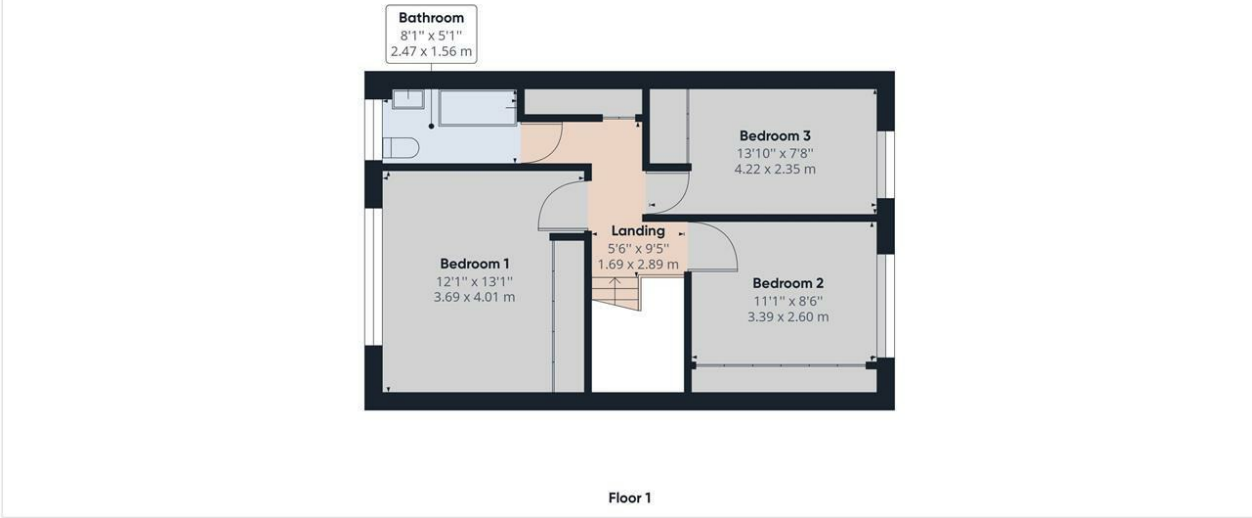


Per Calendar Month £2,200 Per Calendar Month

AVAILABLE BEGINNING OF SEPTEMBER - Harnes Turner Brown are delighted to offer this three bedroom home close to Walton town centre. The property comprises to the front a modern fitted kitchen with integrated white goods, large living/dining room area and a downstairs cloakroom with shower. Upstairs you will find three bedrooms all including fitted wardrobes. The modern three piece bathroom includes shower over bath and contemporary matching tiles. Extra features includes garage for storage, garden with shed, rear access and off street parking for one car. Please call HTB on 01932 222266. Council Tax E. UNFURNISHED.



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Approximate total area⁽¹⁾
 962.16 ft²
 89.39 m²

Reduced headroom
 3.10 ft²
 0.29 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

- AVAILABLE NOW
- FITTED WARDROBES
- OFF STREET PARKING
- MODERN FITTED KITCHEN
- COUNCIL TAX BAND E
- THREE BEDROOMS
- UNFURNISHED
- SHORT WALK TO WALTON TOWN CENTRE
- DOWNSTAIRS CLOAKROOM

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