

62, Montague Close, Walton-On-Thames, KT12 2NQ

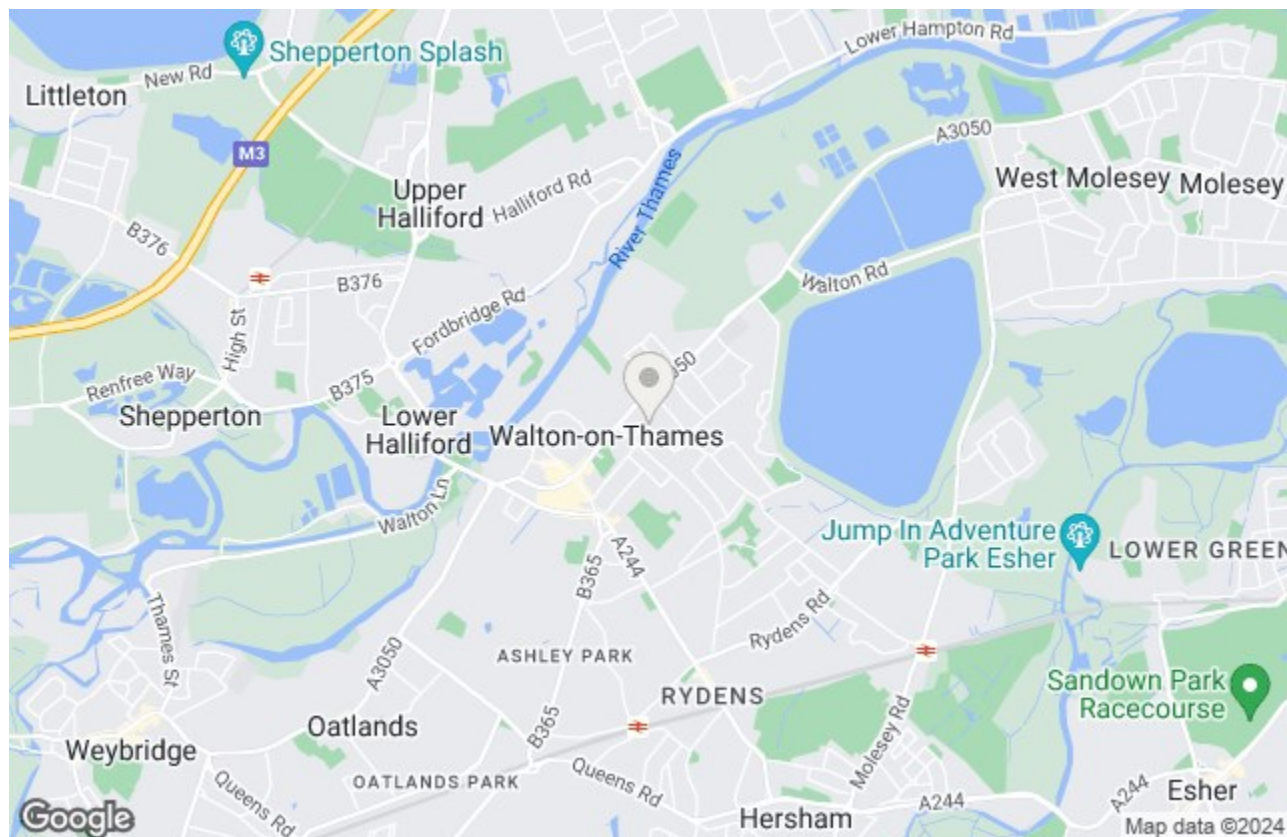
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		



£325,000 Freehold

Beautifully presented one bedroom freehold house benefitting from a large conservatory, private garden and allocated parking. The accommodation briefly comprises entrance lobby, good size living room which opens to the fantastic conservatory with views out to the patio garden. The kitchen has a great range of units, built-in oven and hob along with space for the usual appliances. On the first floor there is a great size double bedroom with a good range of built-in wardrobes. The luxuriously appointed shower room completes the internal accommodation and comprises a matching three piece suite including a walk-in shower complemented with contemporary tiling. Externally to the front is an allocated barking bay while to the rear is a lovely patio garden. Elmbridge Council tax band C. EPC C. Call HTB Walton on Thames 01932 222266.



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- FREEHOLD HOUSE
- CONSERVATORY
- PRIVATE GARDEN
- GAS CENTRAL HEATING
- SHORT WALK TO TOWN CENTRE
- ONE BEDROOM
- NO ONWARD CHAIN
- ALLOCATED PARKING
- LUXURY SHOWER ROOM
- APPROX ONE MILE TO STATION

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