



## 34, Telford Drive, Walton-On-Thames, Surrey, KT12 2YH

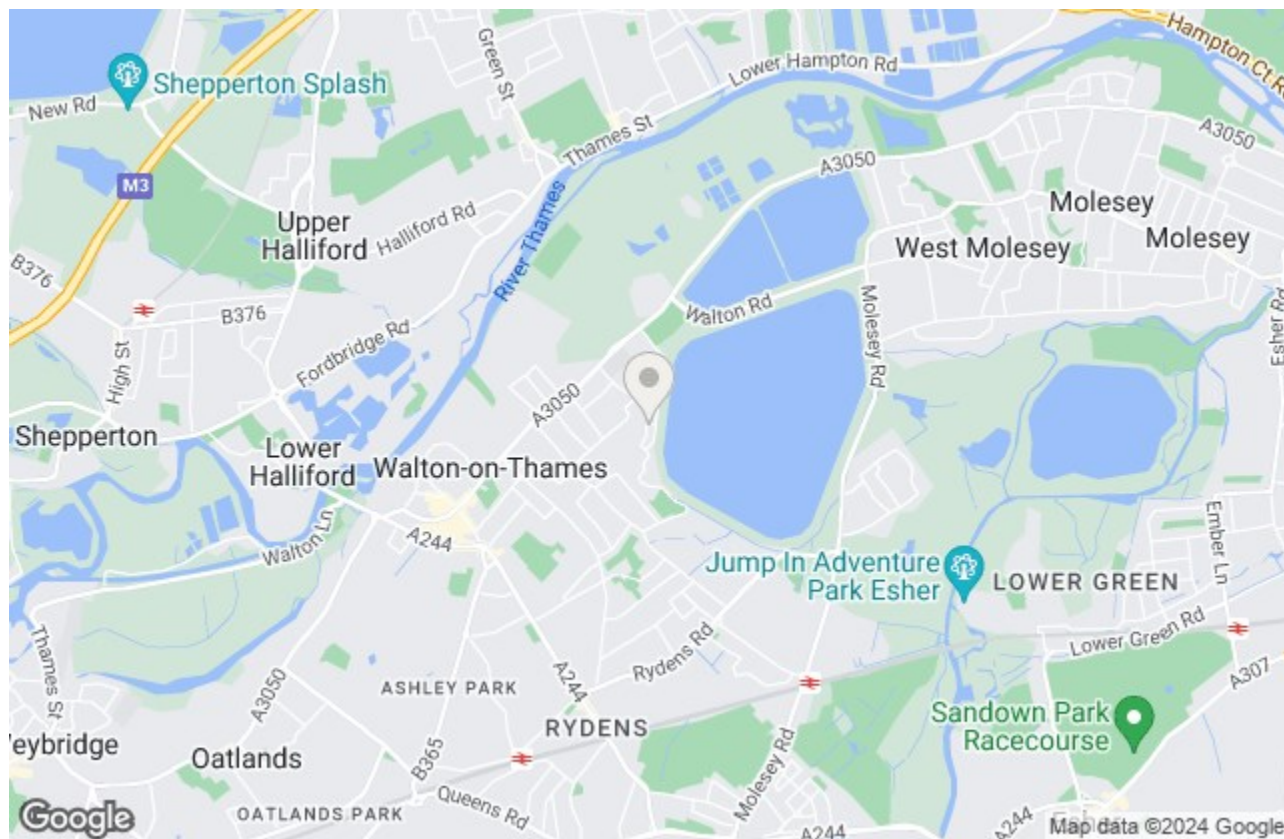
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

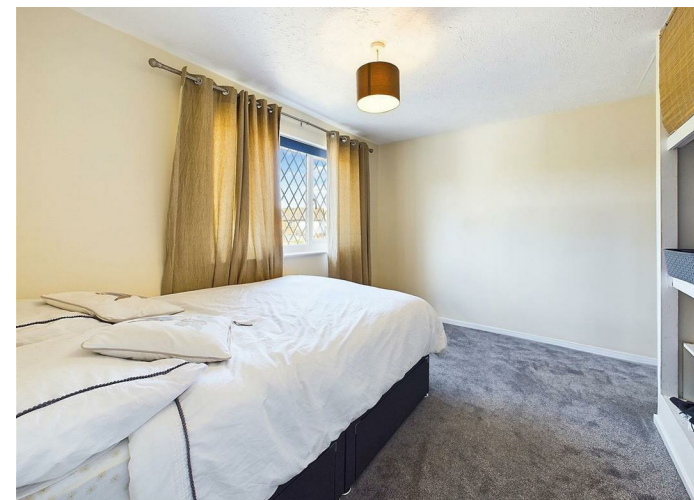


**£300,000 Freehold**

Harmes Turner Brown are delighted to offer this one bedroom freehold house with a private garden just off the very popular Shaw Drive development. The accommodation comprises of entrance hall, neutrally decorated living room with laminate flooring, spacious kitchen with tiled floor and integrated appliances, double bedroom and family bathroom with modern white three piece suite. This property has the added benefit of a private front garden with two separate areas enclosed by a high fence offering an element of seclusion. Call HTB Walton on 01932 222266. COUNCIL TAX BAND C.



# Telford Drive, Walton-On-Thames, Surrey, KT12 2YH



Approximate total area<sup>1)</sup>  
406.34 ft<sup>2</sup>  
37.75 m<sup>2</sup>

Reduced headroom  
13.24 ft<sup>2</sup>  
1.23 m<sup>2</sup>

(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

- ONE BEDROOM
- POPULAR LOCATION
- UNFURNISHED
- COUNCIL TAX BAND C
- PRIVATE GARDEN
- QUIET CUL DE SAC
- DOUBLE GLAZING
- NO ONWARD CHAIN

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

