

15, Hersham Road, Walton-On-Thames, KT12 1LQ

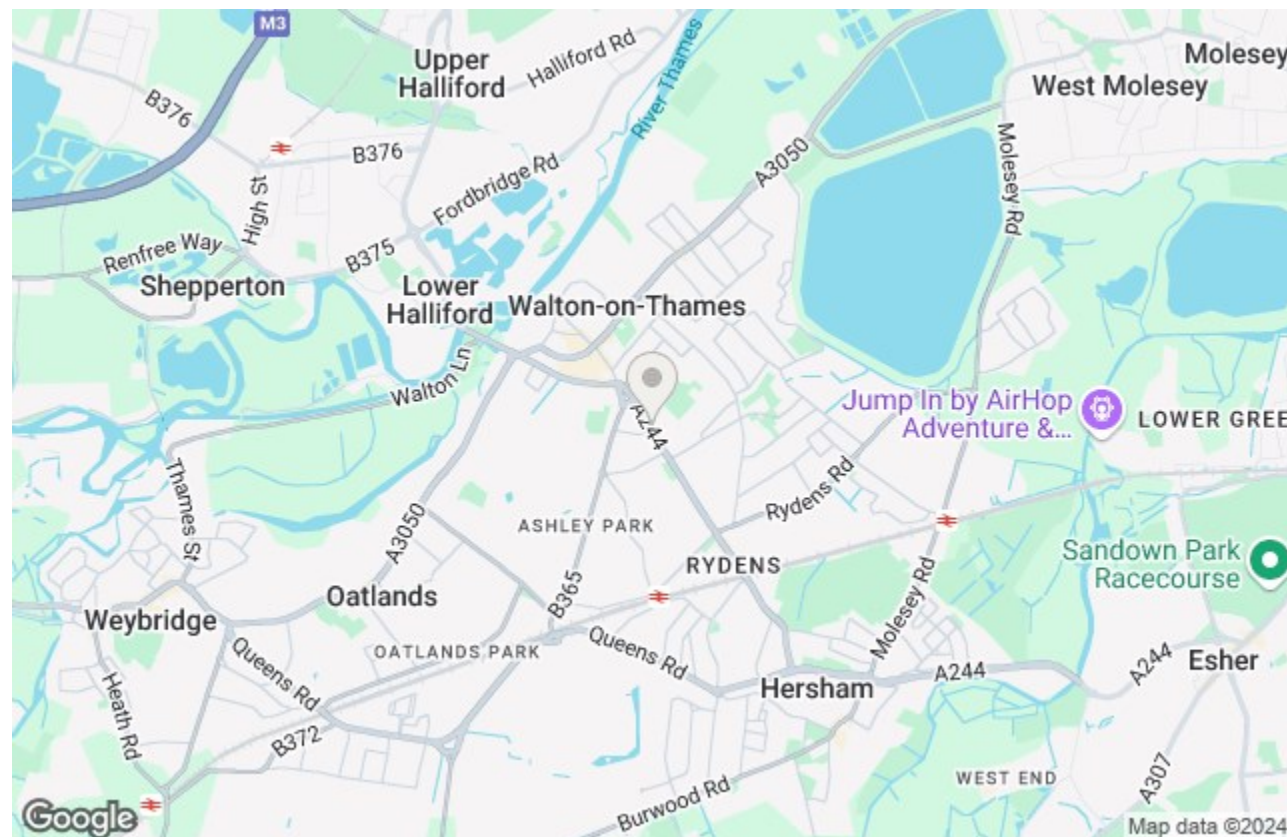
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		



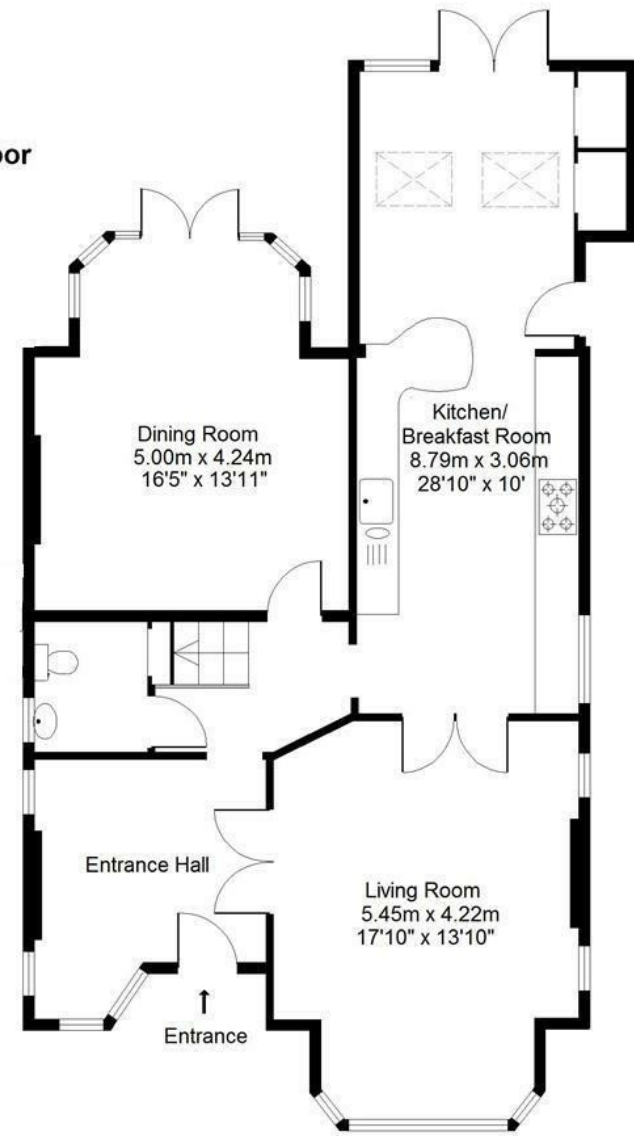
Per Calendar Month £3,995 Per Calendar Month

We are delighted to offer this beautiful detached family home which has been well cared for by the present owners and conveniently located just a few minutes walk from Walton on Thames town centre, local schools and Walton mainline station. This extended property briefly includes a welcoming entrance hallway, modern downstairs cloakroom, bright and airy bay fronted living room with feature fireplace and bespoke double doors onto entrance hall and into the kitchen/breakfast room. The separate dining room is a generous size with doors out onto the rear garden. The modern fitted kitchen includes a good range of eye and base level units and drawers, ample worksurfaces with breakfast bar and integrated appliances. This lovely bright room has an open feel with the breakfast area complimented with sky lights bringing through further natural light and doors out to the rear garden. The turning staircase and feature leaded light window lead to the first floor where you will find the master bedroom with fitted wardrobes and designer en suite shower room with modern white suite, modern tiling and illuminated mirror. There are three further double bedrooms and a modern three piece family bathroom which has been recently re-fitted with a white suite. Externally the private rear garden is mainly laid to lawn with private patio, mature trees and shrubs whilst the front provides a private drive for several vehicles. In all a wonderful home enjoying the perfect location for commuters and families alike. For further details or an appointment to view, please contact our Walton office on 01932 22266. Available from 8th September 2024.

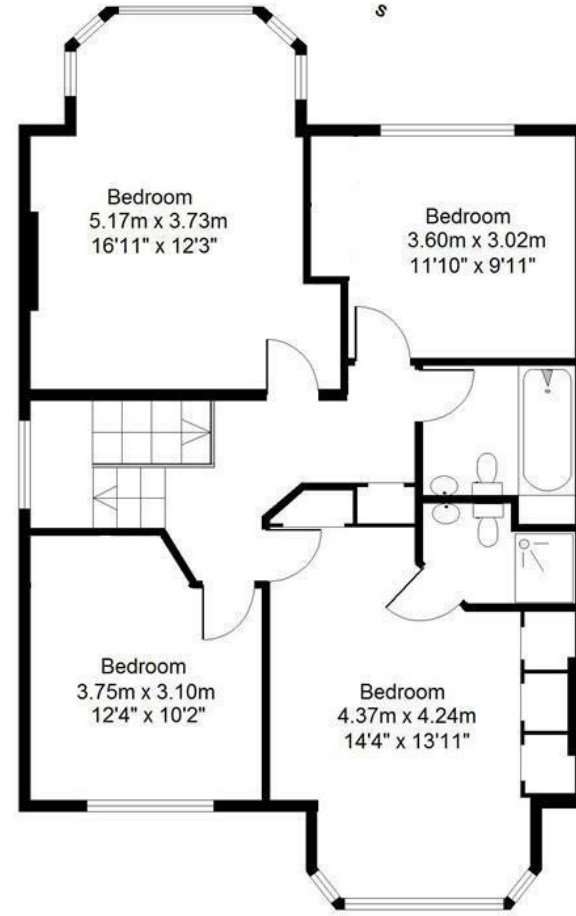


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Ground Floor



First Floor



Not to scale

Approximate Gross Internal Floor Area:
178m sq (1,918sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- DETACHED FAMILY HOME
- CLOSE TO WALTON MAINLINE STATION
- MODERN FAMILY BATHROOM
- PRIVATE DRIVE WITH AMPLE PARKING
- BAY FRONTED LIVING ROOM AND SEPARATE DINING ROOM
- CLOSE TO WALTON TOWN CENTRE
- MASTER BEDROOM WITH LUXURY EN SUITE
- SUNNY REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- MODERN KITCHEN/BREAKFAST 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

