



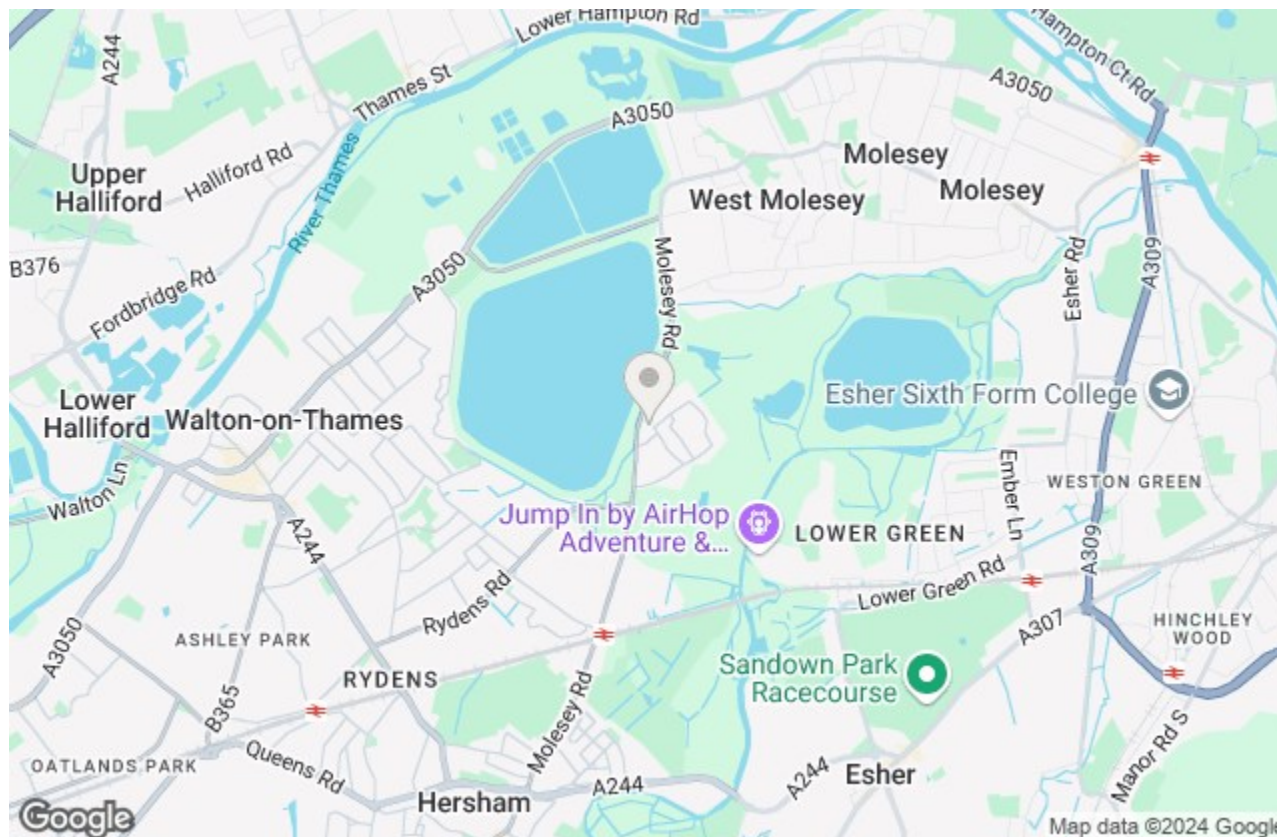
37f, Homefield Road, Walton-On-Thames, KT12 3RG

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		



£625,000 Freehold



LAST ONE LEFT

****BRAND NEW FOUR BEDROOM SEMI-DETACHED HOUSE:** We are pleased to offer this brand new luxury home located in a quiet cul de sac within easy access to Hershams mainline station. Offered for sale with no onward chain and ready for immediate occupation this stunning four bedroom home should be viewed at your earliest convenience to avoid disappointment.

The accommodation briefly includes a welcoming entrance hallway, downstairs WC, open plan designer fitted kitchen with built in appliances and open plan living room/dining room/family room. This lovely space includes bi-fold doors and a feature sky lantern, both drawing through natural light and makes for the perfect space to entertain.

The bedrooms are arranged over two floors with the first floor including two double bedrooms, the master of which offers a luxury ensuite shower room. The family bathroom is separate and includes a three piece luxury suite with heated towel rail. The glass sided balustrade leads to the top floor where you will find two further bedrooms and a further modern shower room with WC. Externally the rear garden includes a private paved patio, side pedestrian access and high panel fencing.

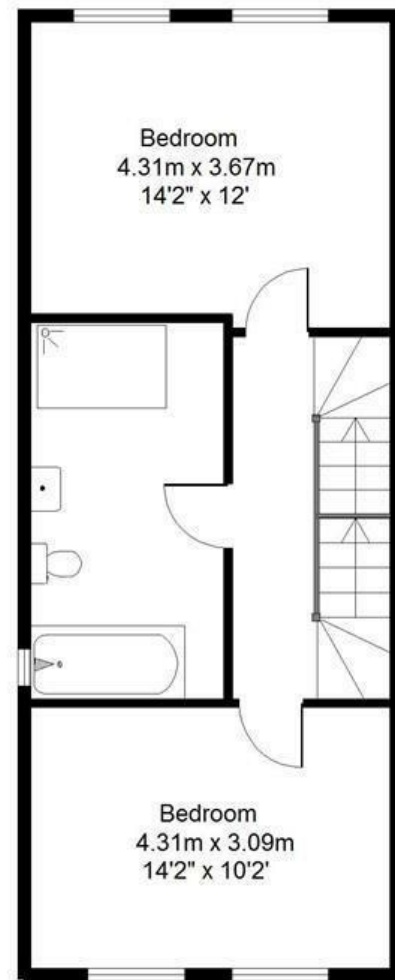
The front provides a private drive for parking plus vehicle charger point. Contact us now for an appointment to view.

Homefield Road, Walton-On-Thames, KT12 3RG

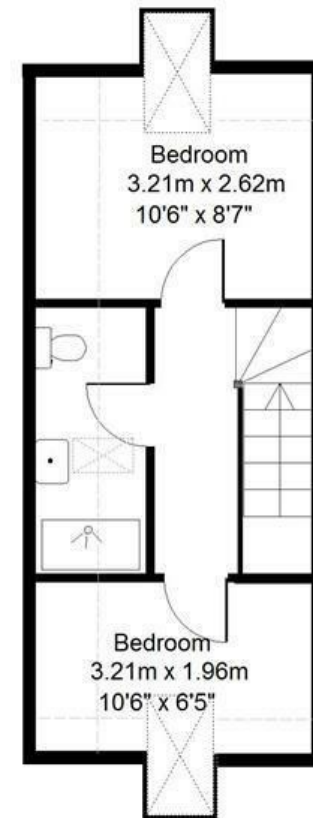
Ground Floor



First Floor



Second Floor



Not to scale

Approximate Gross Internal Floor Area:
132m sq (1,425sq 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.

- BRAND NEW BUILD
- FOUR BEDROOM SEMI DETACHED
- ELECTRIC CAR CHARGING POINT
- 10 YEARS BUILDING WARRANT
- LAST ONE LEFT
- DRIVEWAY
- OPEN PLAN KITCHEN/DINER/LIVING ROOM
- 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

