



20, Melrose Gardens, Walton-On-Thames, KT12 5HF

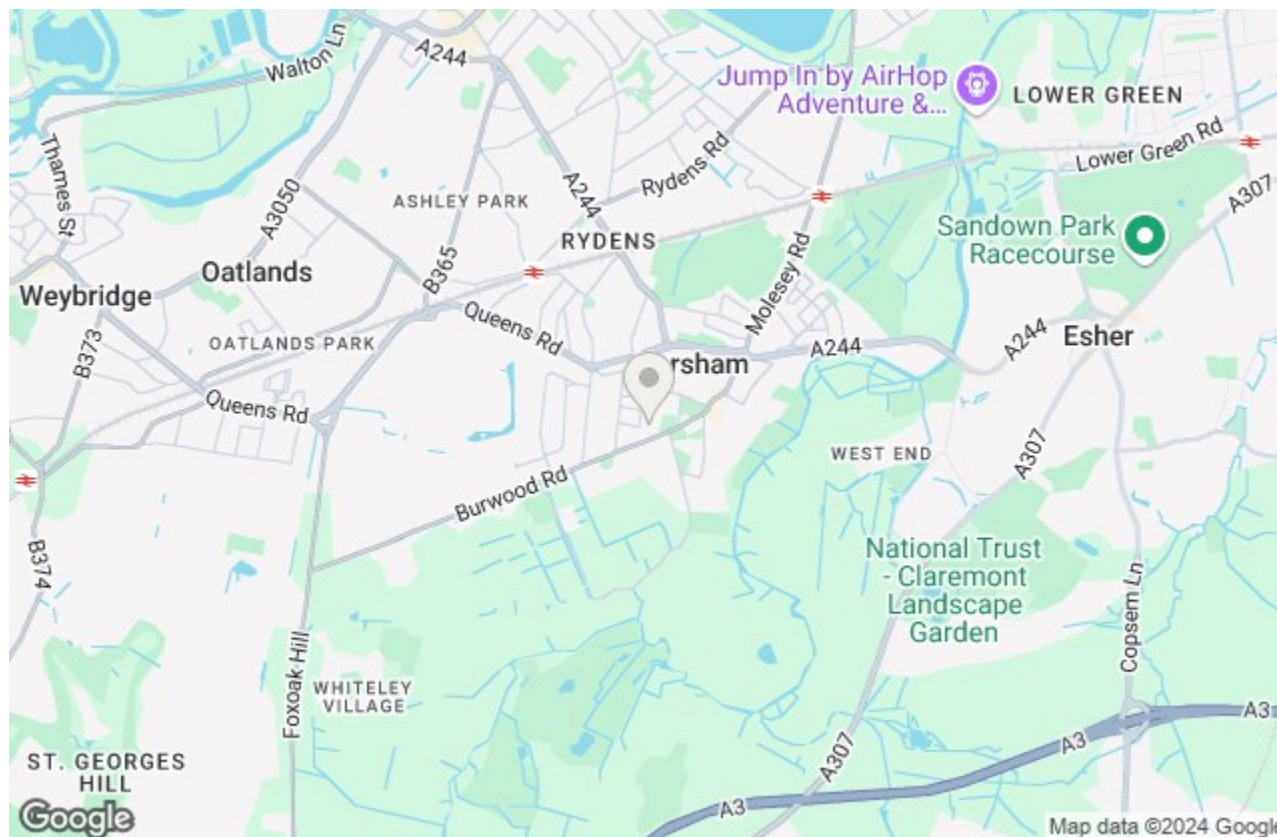
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

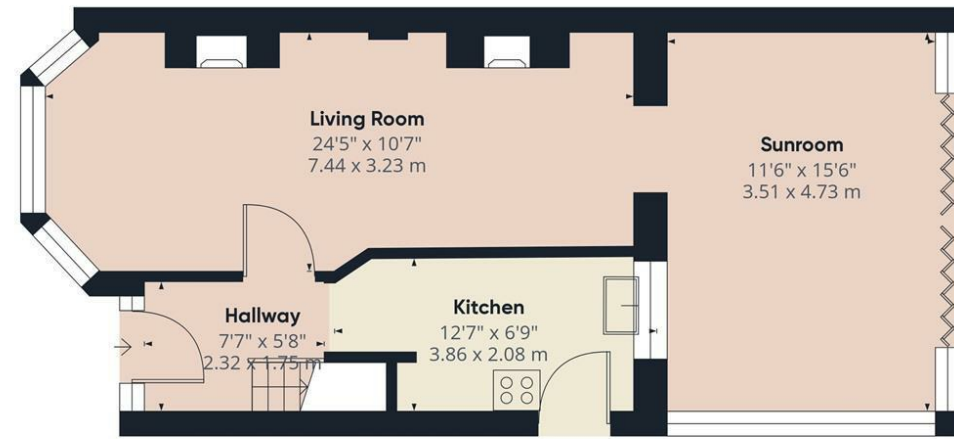


Asking Price £685,000 Freehold

Harmes Turner Brown are delighted to offer this extended three bedroom family home which has been well cared for and updated to a high standard by the present owners. Offered for sale with no onward chain, this traditional semi detached property enjoys a quiet location in the heart of Hersham village close to the picturesque village Green, local shops, pubs and restaurants with the advantage of Walton on Thames mainline station a short walk away. One of the many reasons buyers choose to move to Hersham is the choice of outstanding schools, of which Melrose Gardens sits nicely in the catchment area. The accommodation briefly includes a welcoming entrance hallway, recently refitted modern kitchen, good size through lounge/dining room and wonderful double glazed conservatory overlooking the beautiful rear garden. The conservatory has the added benefit of being a room that is functional throughout the entire year thanks to its underfloor heating. The first floor provides three bedrooms and a recently modernised family bathroom benefitting from underfloor heating and mood lighting. Externally to the front the private drive providing off street parking for two vehicles, whilst to the rear the private landscaped garden is planted with mature trees and shrubs with an element of seclusion and the perfect space to entertain. In all a lovely home which offers value for money. For further info contact our Walton office now.



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Floor 0



Floor 1

Approximate total area[®]
894.8 ft²
83.13 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



- NO CHAIN
- REFITTED MODERN KITCHEN
- MODERN FITTED BATHROOM
- STUNNING DOUBLE GLAZED CONSERVATORY

- THREE BEDROOM
- OFF STREET PARKING FOR TWO CARS
- THROUGH LOUNGE/DINER

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