



61, Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

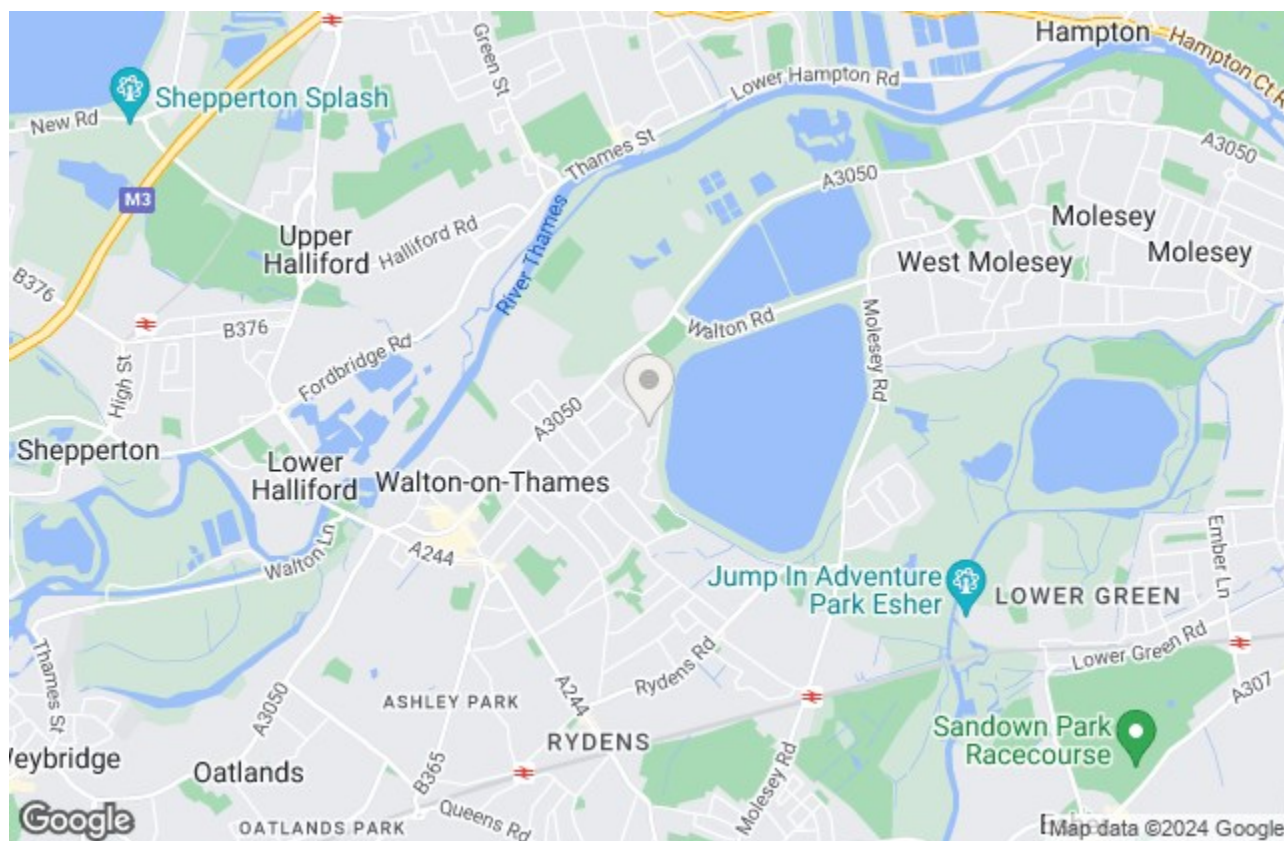
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	82
England & Wales	EU Directive 2002/91/EC	

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	



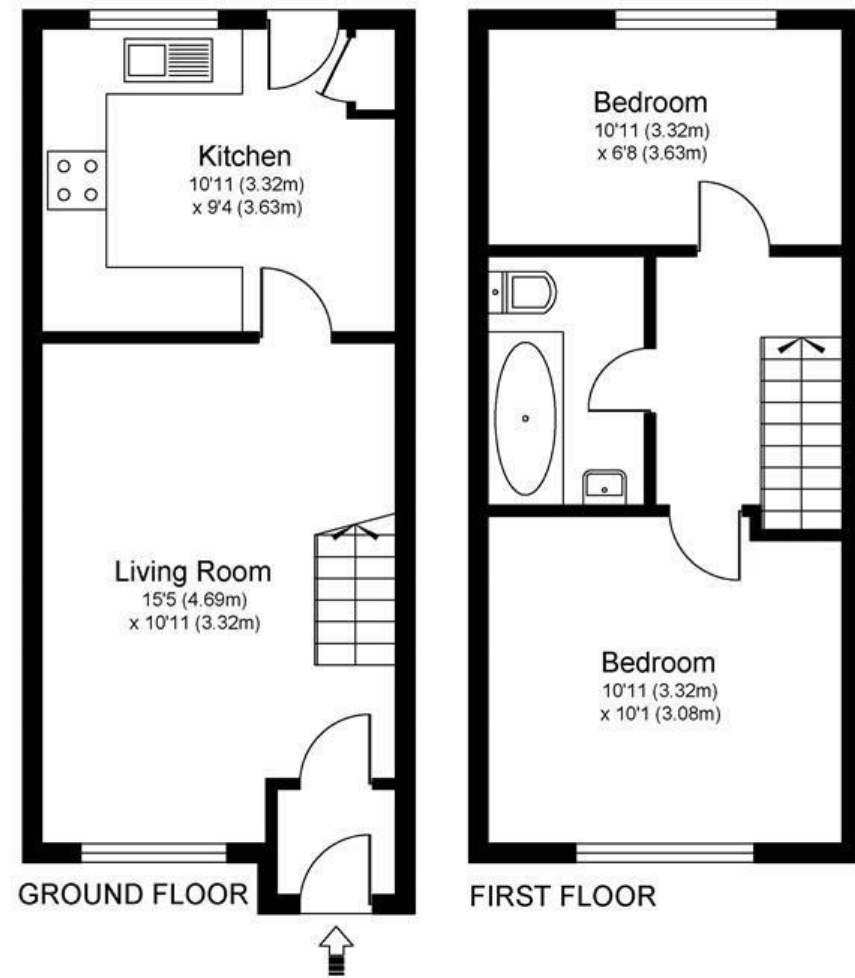
£400,000 Freehold

We are delighted to offer this modern two bedroom freehold home offered for sale with no onward chain and worthy of an internal viewing. Following a recent insurance claim, the property has recently undergone extensive refurbishment throughout including new heating, new wiring, brand new fitted kitchen, brand new bathroom, new carpets, new doors, windows and flooring. The property has been updated to a particularly high standard throughout and despite this freehold home being built around the late 1980's/early 90's internally it is now like a brand new home. The roof is also new with new loft insulation and boarded. Telford Drive is a quiet cul-de-sac which is popular amongst first time buyers, young families and investors due to the modern style of housing and the location close to the River Thames and 'Excel' leisure complex. Externally to the front there is residents parking and an allocated private space to the side, whilst to the rear is a private garden with rear pedestrian access, large timber store shed and pretty shrub borders. For further details or an appointment to view, please contact our Walton office today on 01932 222266.



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61 TELFORD DRIVE, KT12



Approximate Gross Internal Floor Area: 51 m sq / 545 sq 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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

- TWO BEDROOMS
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- IMMACULATE THROUGHOUT
- COUNCIL TAX D
- FREEHOLD HOUSE
- BRAND NEW KITCHEN & BATHROOM
- POPULAR CUL-DE-SAC
- ALLOCATED PARKING
- EPC D

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

