

14, Branksome Close, Walton-On-Thames, KT12 3BE

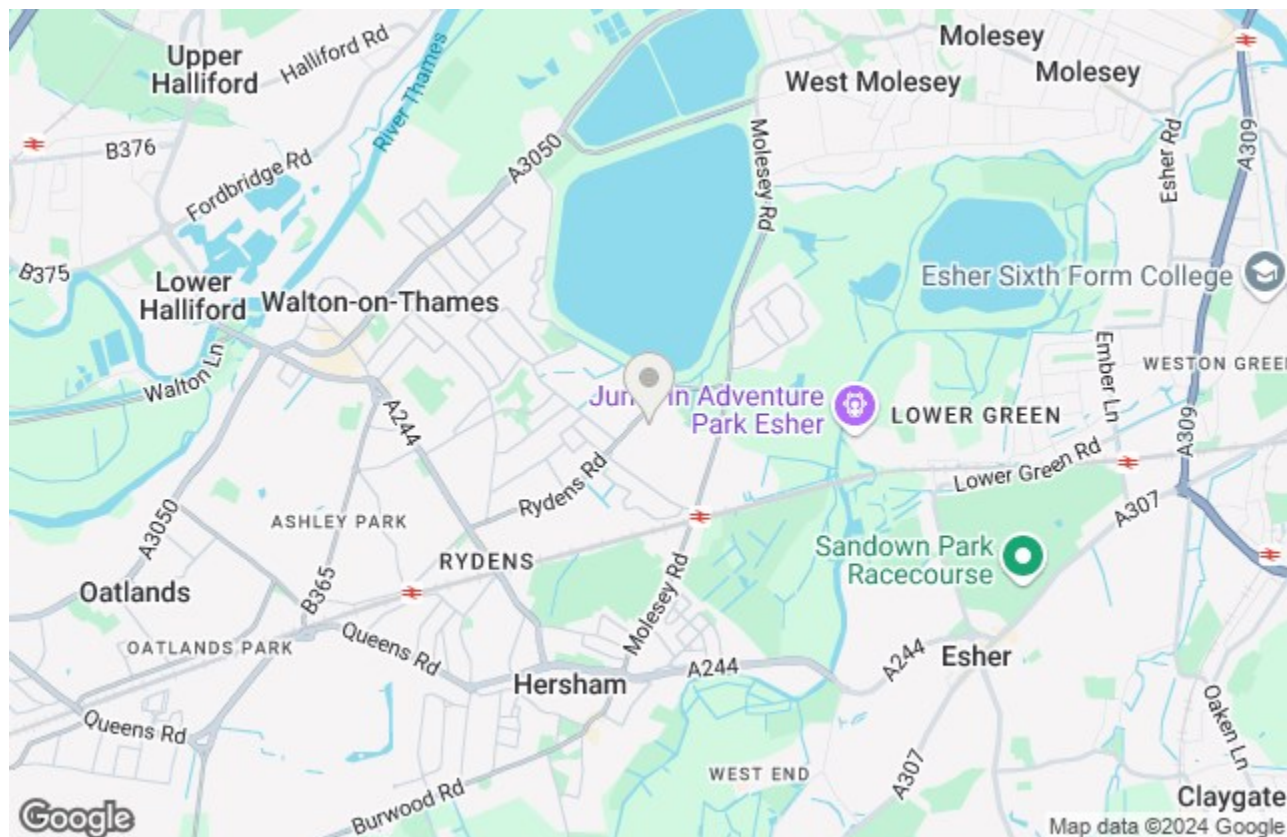
| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 53 |
| (39-54) E | | | |
| (21-38) F | | 1 | |
| (1-20) G | | | |
| 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 | | |

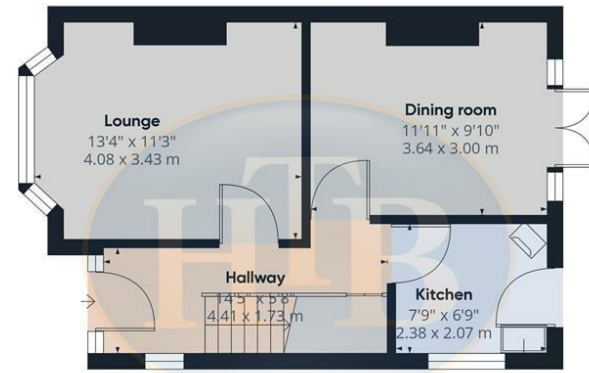


Guide Price £500,000 Freehold

Requiring complete modernisation and offering tremendous scope to extend s.t.p.p. is this three bedroom detached property located in a very popular cul-de-sac within easy reach of Hersham station. Located in the well regarded "Rydens Area" of Walton on Thames this is an opportunity to create a wonderful family home. The accommodation briefly comprises entrance hall, front aspect reception room, rear aspect reception room and separate kitchen area. On the first floor are the three bedrooms, bathroom and separate W.C. Externally to the front is a garden area, a private drive providing off street parking leading to the carport and garage. The rear garden is a good size and has the potential to be a lovely entertaining area. Please call Harmes Turner Brown Walton on Thames office on 01932 222266.



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Floor 0



Floor 1



Approximate total area[®]
769.19 ft²
71.46 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



- REQUIRING COMPLETE MODERNISATION
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- CAR PORT
- APPROX 1/2 MILE TO STATION
- TREMENDOUS SCOPE TO EXTEND S.T.P.P.
- THREE BEDROOMS
- GARAGE
- POPULAR CUL-DE-SAC

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

