

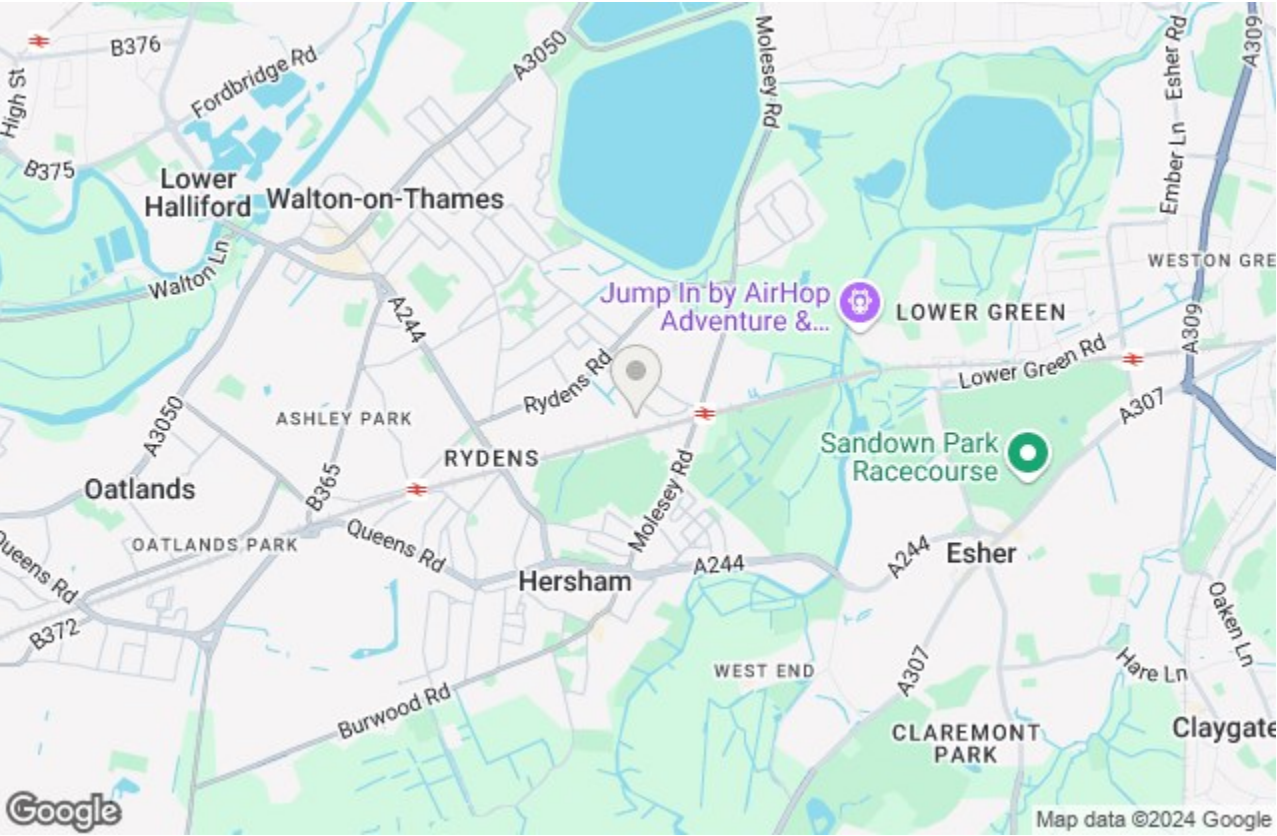
17, Colne Drive, Walton-On-Thames, Surrey, KT12 3SJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	75	
(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	

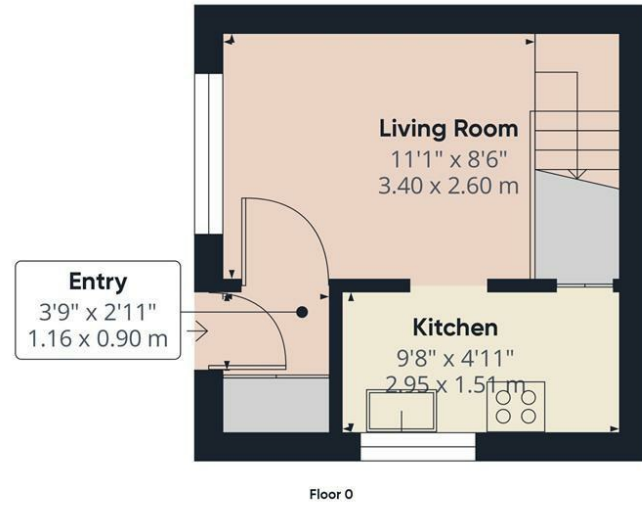


£325,000 Freehold

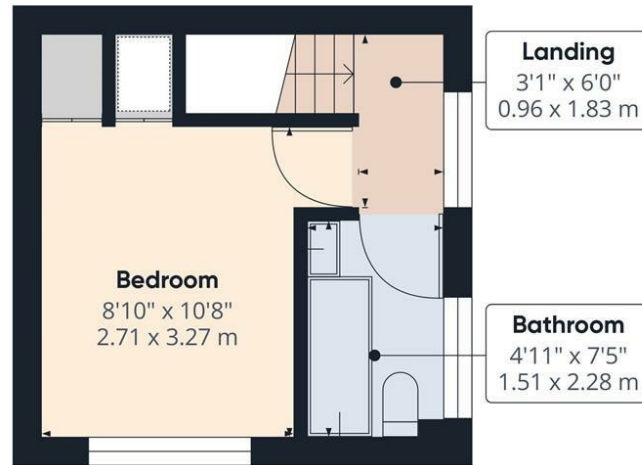


Harmes Turner Brown are delighted to offer this recently refurbished property in the popular Heron Court development just a short walk from Hersham mainline station and local shops. One of the main advantages is the wonderful private garden which is mainly laid to lawn with private patio, mature shrubs and flower borders and pedestrian access into the detached garage. To the side of the property the pretty garden continues with a well kept lawn and pathway to front door. The property is well presented with an entrance hallway, bright and airy living room with archway to the fitted kitchen. Stairs lead to the front door where you will find the master bedroom and modern three piece bathroom with shower over bath. This freehold home would make the ideal first time purchase or buy to let and is offered for sale with no onward chain. EPC rating C. Council tax band C. Please call 01932 222266 to arrange a viewing.

Colne Drive, Walton-On-Thames, Surrey, KT12 3SJ



Floor 0



Floor 1

Approximate total area⁽¹⁾
349.07 ft²
32.43 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 ONWARD CHAIN
- GARAGE
- POPULAR DEVELOPMENT
- COUNCIL TAX BAND C
- FRESH HOLD HOUSE

- PRIVATE REAR GARDENS
- OFF STREET PARKING ON PRIVATE DRIVE
- REFURBISHED & RECARPETED
- EPC RATING C
- MODERN KITCHEN AND BATHROOM

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 errors and omissions and they do not form part of any contract.

