

## 72, Sunbury Lane, Walton-On-Thames, KT12 2HU

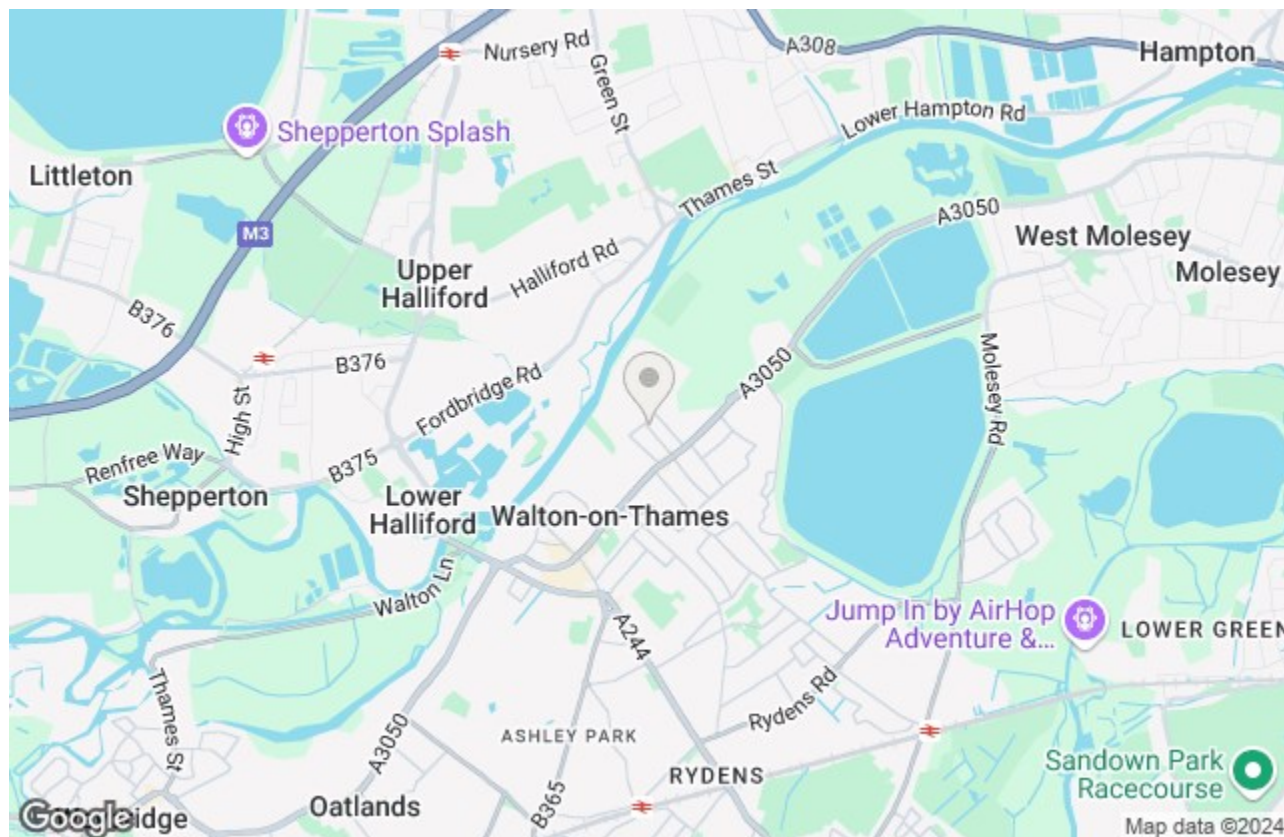
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**£575,000 Freehold**

We are delighted to offer this three bedroom character semi located in a popular residential road within a short walk of local shops, schools and the picturesque river Thames towpath. The property has been well cared for by the present owner and briefly includes an entrance hallway, bright and airy living room with feature fireplace, separate dining room and modern fitted kitchen with a good range of eye and base level units and drawers. To the rear you will find a utility room and modern downstairs WC. On the first floor you will find two good size double bedrooms and the landing where stairs lead to the second floor with another good size bedroom and larger than average family bathroom with five piece suite including bath and separate shower cubicle, low level WC and wash hand basin with vanity unit and storage below and bidet. Externally the pretty rear garden is mainly laid to lawn with mature shrub and flower borders, beautifully kept lawn and private patio with side pedestrian access. To the front is a small garden and path leading to front door. This property offers good value for money and enjoys a lovely location, popular with local residents. To book an appointment contact our Walton on Thames office on 01932 222266.



# Sunbury Lane, Walton-On-Thames, KT12 2HU



- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS WC
- GOOD SIZE REAR GARDEN
- CLOSE TO THE PICTURESQUE RIVER THAMES
- OVER THREE FLOORS

- SEMI DETACHED CHARACTER SEMI
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL SHOPS
- FIVE PIECE BATHROOM SUITE
- GOOD VALUE FOR MONEY

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

