



1, Hutton Close, Walton-On-Thames, KT12 5EF

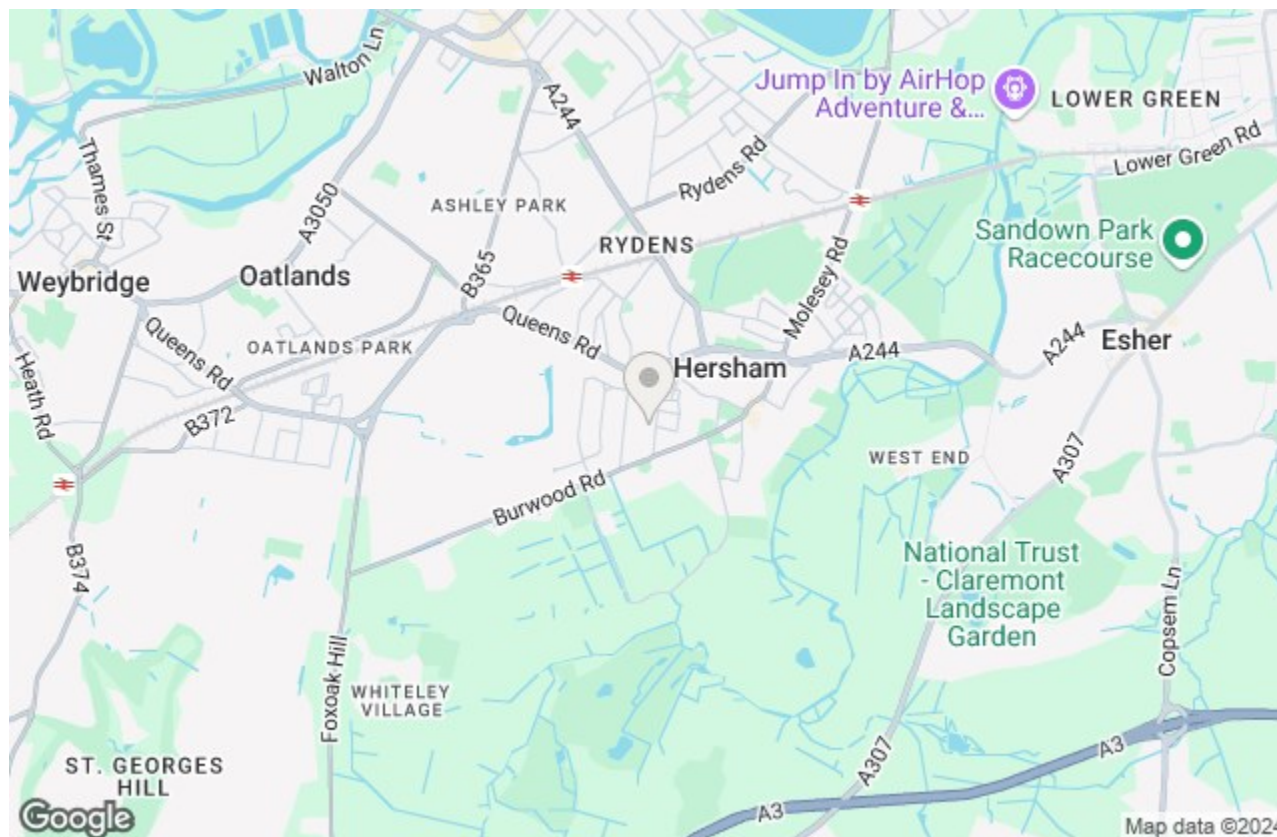
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	83
England & Wales	EU Directive 2002/91/EC 	

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 	

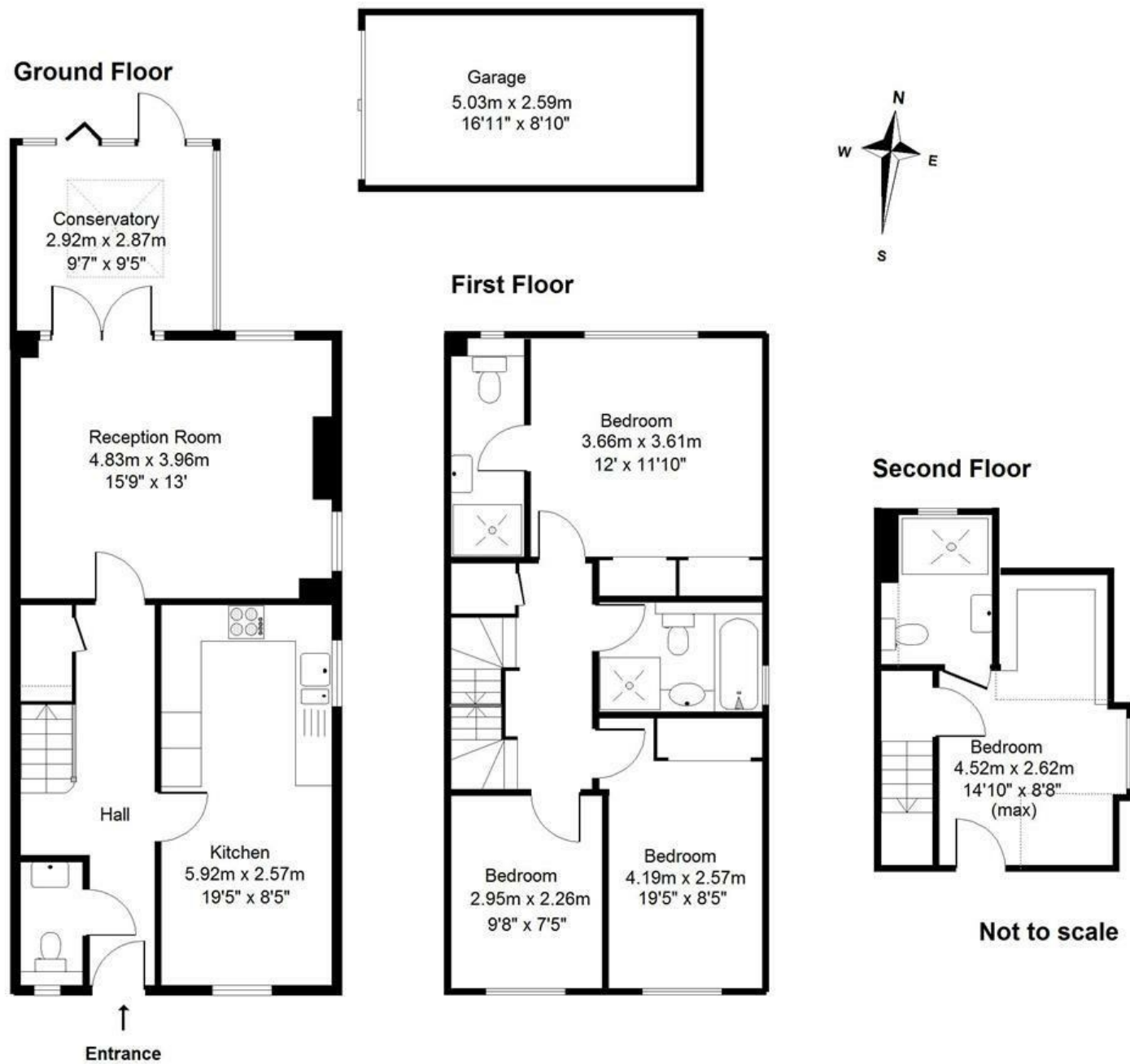


Guide Price £725,000 Freehold

Four bedroom family home conveniently located within the heart of Hersham Village. Fantastic local primary schools are a short walk away while the village centre with its supermarkets, public houses, restaurants and shops are all within easy reach. Walton on Thames train station is around a mile away and has a great service into London Waterloo (approx. 26 mins). The beautifully presented accommodation briefly comprises entrance hall, downstairs W.C, front aspect kitchen/breakfast room with a great range of units, built-in double oven and hob, built-in fridge/freezer, integrated dishwasher and washing machine. The living room is of a good size with a feature fireplace and leads into the bright and spacious gable ended conservatory with bi-folding doors to the garden which has approved building permissions for an extension & to create a kitchen diner at the back (2023/1504). On the first floor are three bedrooms - two good size double rooms, both with built-in wardrobes and the master benefitting from an en suite shower room. A further bedroom and the four piece family bathroom including separate shower cubicle completes the first floor accommodation. To the top floor is a further double bedroom with a luxuriously appointed wet room including large shower area, W.C. and sink unit complemented with contemporary tiling. Externally to the front is a small garden area, a paved pathway to the side gate which in turn gives access to the rear garden, the garage is in a block opposite the house. In addition to the garage, there is an allocated parking bay with additional parking available by way of visitor bays. The rear has both paved and lawned areas enclosed with panel fencing with mature shrub borders. Call Harmes Turner Brown Walton office on 01932 222266.



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Approximate Gross Internal Floor Area:
144m sq (1,552sq ft) including Garage

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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- HERSHAM VILLAGE LOCATION
- APPROX ONE MILE TO WALTON STATION (LONDON WATERLOO APPROX 26 MINS)
- THREE BATHROOMS
- GARAGE
- DOWNSTAIRS CLOAKROOM
- SHORT WALK TO VILLAGE CENTRE AND FANTASTIC LOCAL SCHOOLS
- FOUR BEDROOMS
- CONSERVATORY WITH BI-FOLDING DOORS TO THE GARDEN
- PRIVATE ROAD
- ELMBRIDGE COUNCIL TAX - BAND F

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

