

117, Field Common Lane, Walton-On-Thames, KT12 3QN

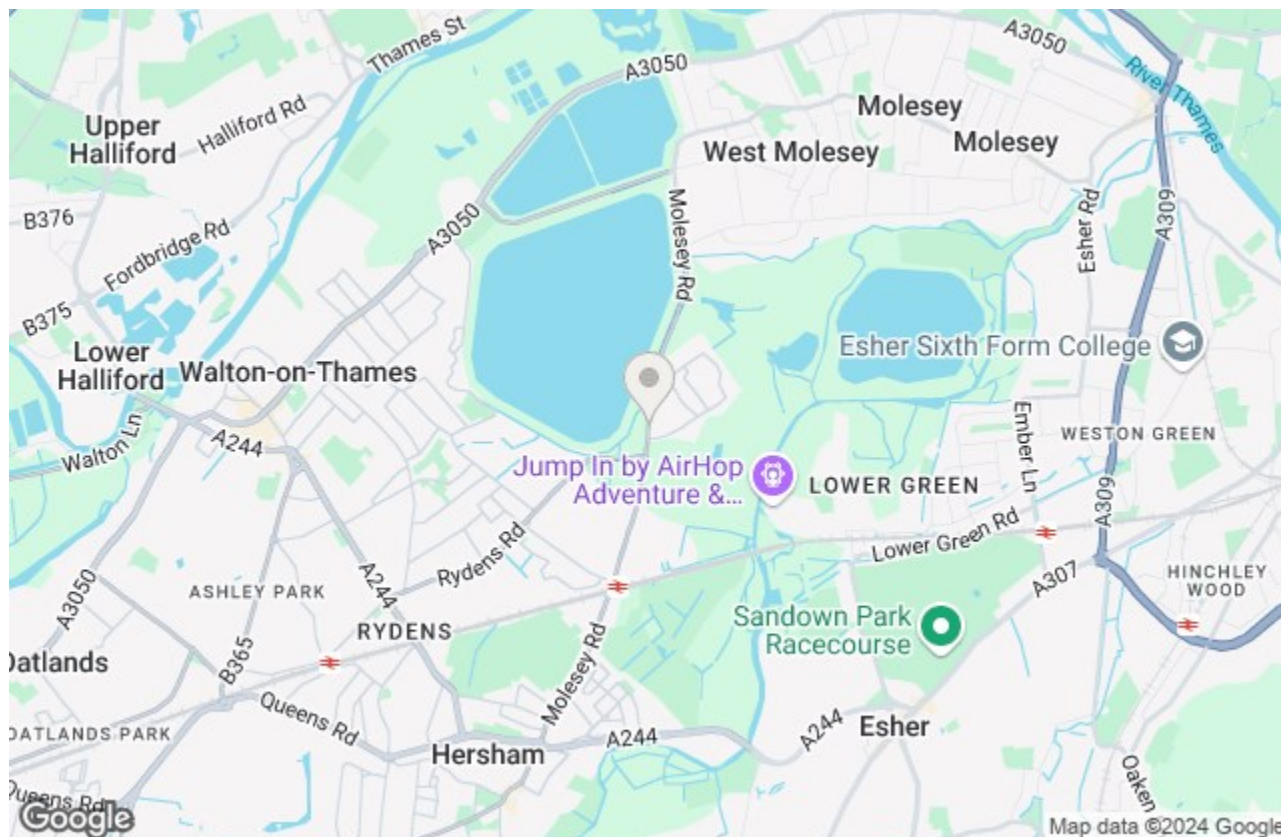
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

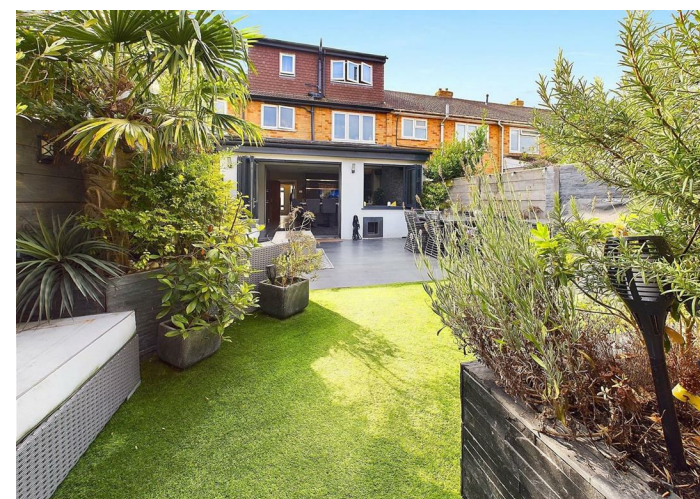
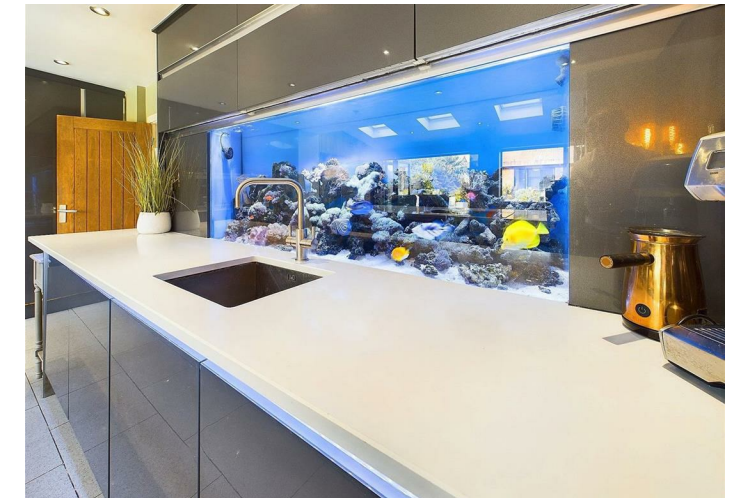


Offers In Excess Of £545,000 Freehold

We are delighted to offer this three/four bedroom family home which has been skilfully extended and updated to a high standard by the present owners. This wonderful home has so many features including the large multi purpose studio room in the garden which is currently used as an office with the converted garage behind still reserving space for storage but also providing a utility room and modern WC. The extended kitchen/dining room is a wonderful space to entertain with bi-fold doors and a feature bi-fold window drawing through natural light in abundance. Fitted with modern units and drawers with built in appliances, quartz work surfaces and breakfast bar plus a cleverly fitted fish tank within the walls of the room, currently set up as a marine tank. The living room is separate and to the front of the house with a feature fireplace. On the first floor you will find two good size bedrooms and the modern family bathroom. The original third bedroom has been converted to a small kitchenette but could easily be converted back to a bedroom if desired. Stairs continue to the second floor where the loft has been converted to a master bedroom with ensuite shower. From both the first and second floor windows, you can be treated to beautiful far reaching views across fields and farm land. Externally the front provides a private drive for off street parking for two cars, whilst the pretty rear garden is well stocked with mature trees and shrubs with large patio and artificial lawn. Field Common Lane is a popular residential location within a short walk of Hersham mainline station and a Tesco Extra and convenience store close by. EPC D



Field Common Lane, Walton-On-Thames, KT12 3QN



- MASTER BEDROOM IN LOFT WITH ENSUITE SHOWER
- SEPARATE LIVING ROOM
- FAR REACHING VIEWS TO THE FRONT OVER FIELDS
- MODERN FAMILY BATHROOM
- WELL PRESENTED THROUGHOUT
- STUNNING KITCHEN/DINING ROOM WITH BI-FOLD DOORS AND WINDOW
- LARGE STUDIO ROOM IN GARDEN WITH UTILITY AND WC
- SHORT WALK TO HERSHAM MAINLINE STATION
- OFF STREET PARKING ON PRIVATE DRIVE
- MUST BE SEEN

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