


36, Felcott Road, Walton-On-Thames, KT12 5NS

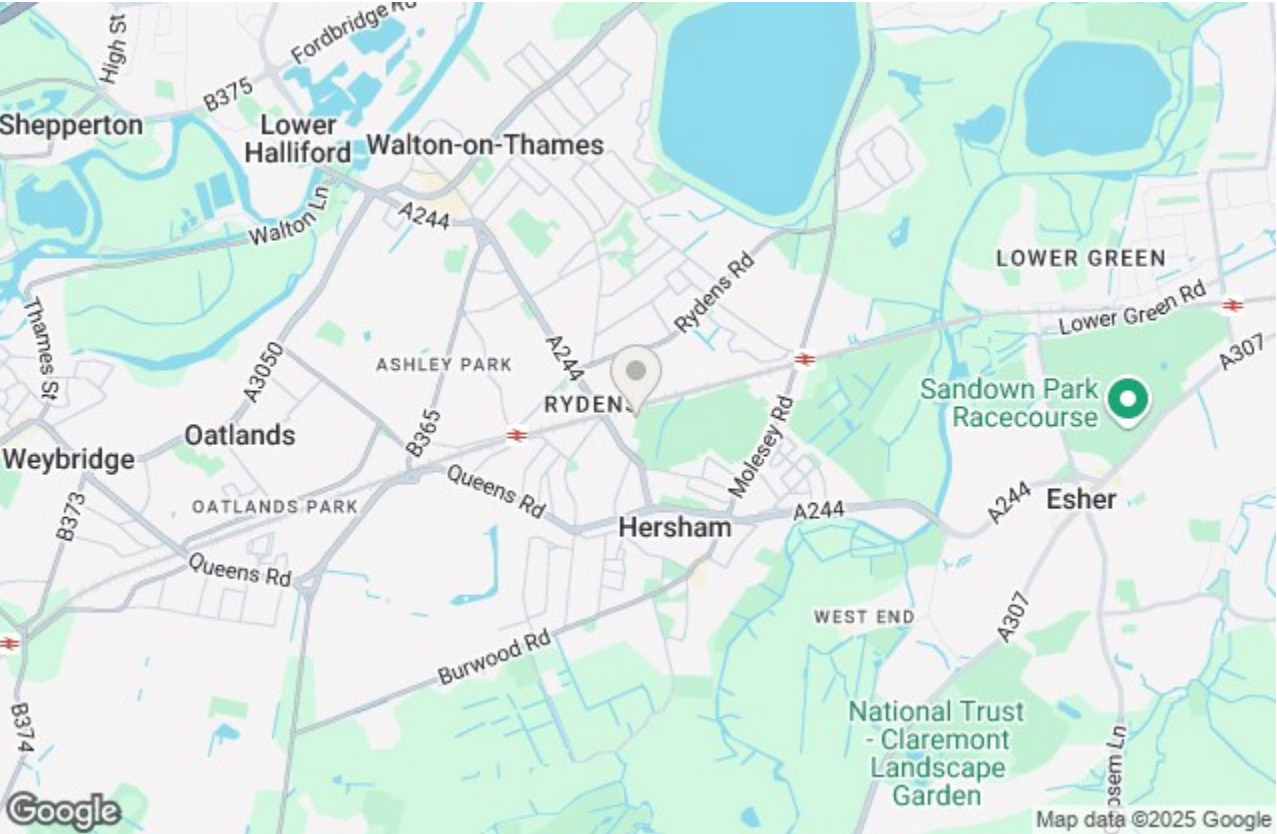
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO2 emissions		
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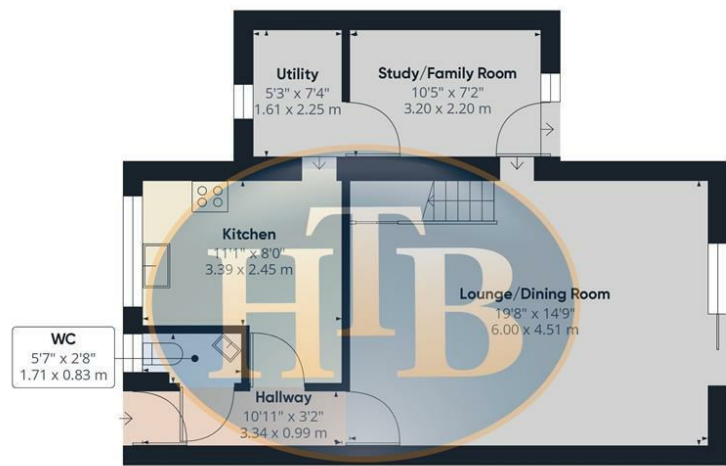
£600,000 Freehold

We are delighted to offer this detached three bedroom family home offered for sale with no onward chain. Felcott Close is a popular cul de sac conveniently located within walking distance of Walton on Thames mainline station, local shops and restaurants and the ever popular Hersham schools. The accommodation has been well cared for and briefly includes an entrance hallway, downstairs WC, bright and airy lounge/dining room with sliding doors onto the garden. The kitchen has been recently fitted with a modern range of units and matching drawers with an archway to the separate utility room. There is a further study/family room with door to garden. On the first floor you will find a master bedroom with a good range of fitted wardrobes and a modern three piece ensuite bathroom. There are two further bedrooms which are serviced by the family bathroom. Externally the private rear garden is paved with high fencing and side access, whilst the front provides off street parking via the private drive which in turn leads to the garage. Internal viewings are highly recommended and can be arranged by contacting our Walton office on 01932 222266.





Felcott Road, Walton-On-Thames, KT12 5NS



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1092.54 ft<sup>2</sup>  
101.5 m<sup>2</sup>

Reduced headroom  
4.14 ft<sup>2</sup>  
0.38 m<sup>2</sup>

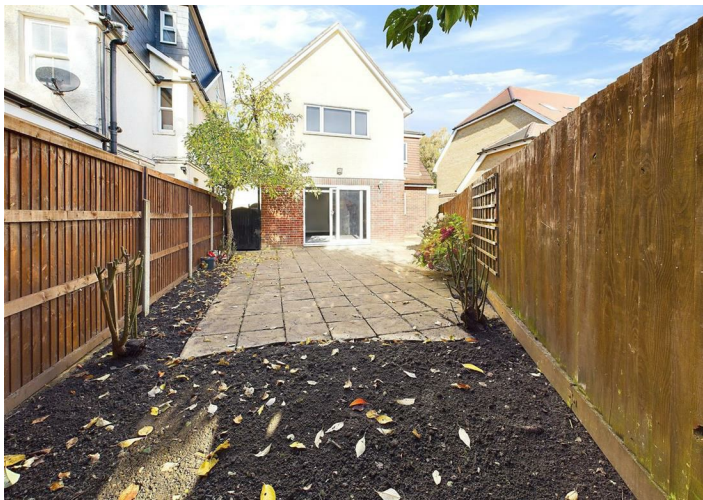
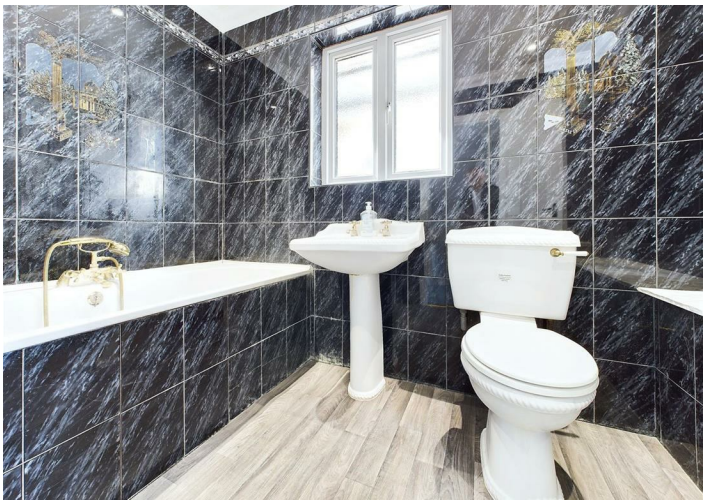
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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



- THREE GOOD SIZE BEDROOMS
- DETACHED FAMILY HOME
- UTILITY ROOM
- DOWNSTAIRS WC
- CLOSE TO LOCAL SHCOOLS
- MODERN FITTED KITCHEN
- OFF STREET PARKING
- STUDY/OFFICE
- CLOSE TO MAINLINE STATION
- NO ONWARD CHAIN

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

