

## 97, Field Common Lane, Walton-On-Thames, Surrey, KT12 3QN

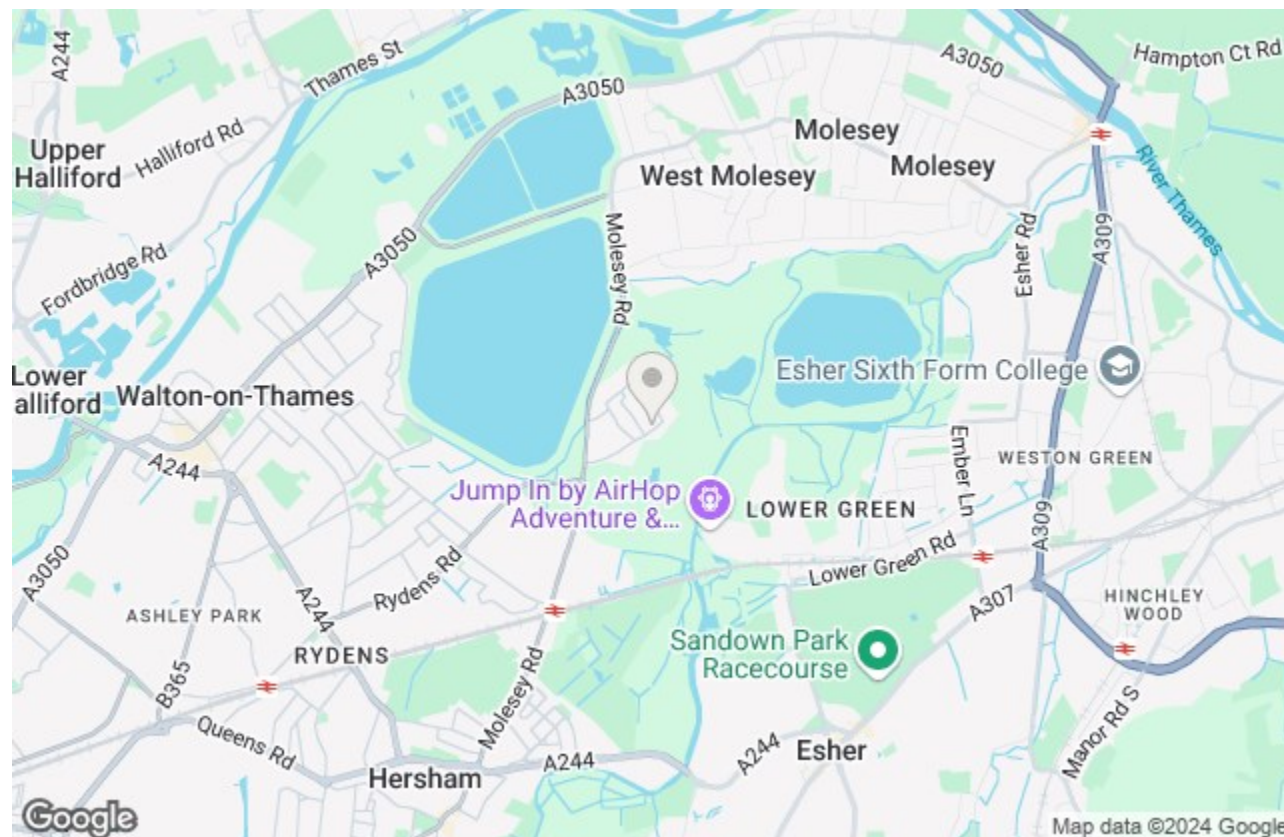
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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>		
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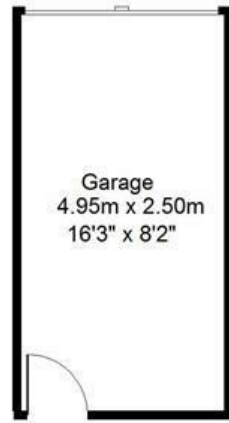


**£465,000 Freehold**

We are delighted to offer this three bedroom end of terrace family home which although in need of some modernisation offers exceptional value for money. The accommodation briefly includes a welcoming entrance hallway, good size through lounge/dining room with parquet flooring and door to rear garden plus fitted kitchen. On the first floor you will find three good size bedrooms and the family bathroom. Externally the rear garden is a good size with paved patio, side pedestrian access, well kept lawn and shrub borders. The central path leads to the garage which is ideal for storage with vehicular access via the road behind the properties. Fieldcommon Lane is a popular residential street with similar family homes and Hersham mainline station is just a short walk away, as is Molesey Heath providing picturesque walks, bike tracks and wonderful open spaces. To the front of the home, the pretty, large garden includes lawn and shrubs and a private drive with parking for several vehicles. Internal viewings are highly recommended and can be arranged by contacting our Walton office.

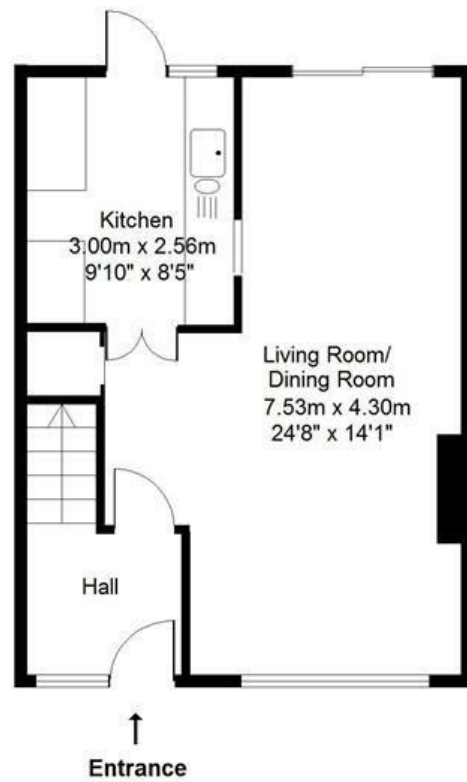


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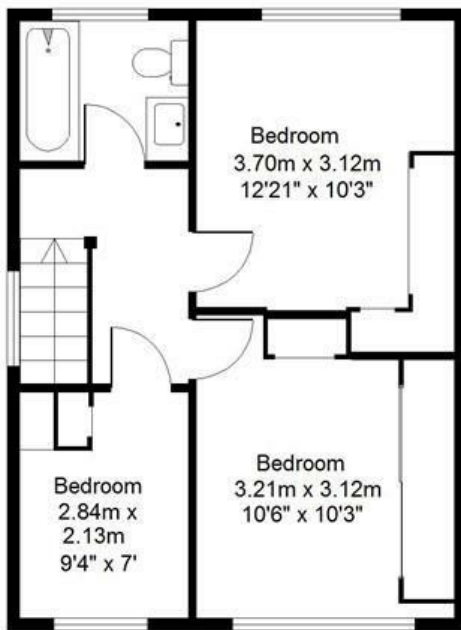


Garage approx 13m from house

## Ground Floor



## First Floor



Not to scale

Approximate Gross Internal Floor Area:  
95m sq (1,022sq ft)

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.

- THREE BEDROOMS
- END OF TERRACE
- LARGE PRIVATE DRIVE FOR PARKING
- GARAGE TO REAR
- THROUGH LOUNGE DINER
- CLOSE TO STATION
- SUNNY PRIVATE GARDEN
- EPC D
- COUNCIL TAX BAND D
- 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

