

117, Carlton Road, Walton-On-Thames, KT12 2DH

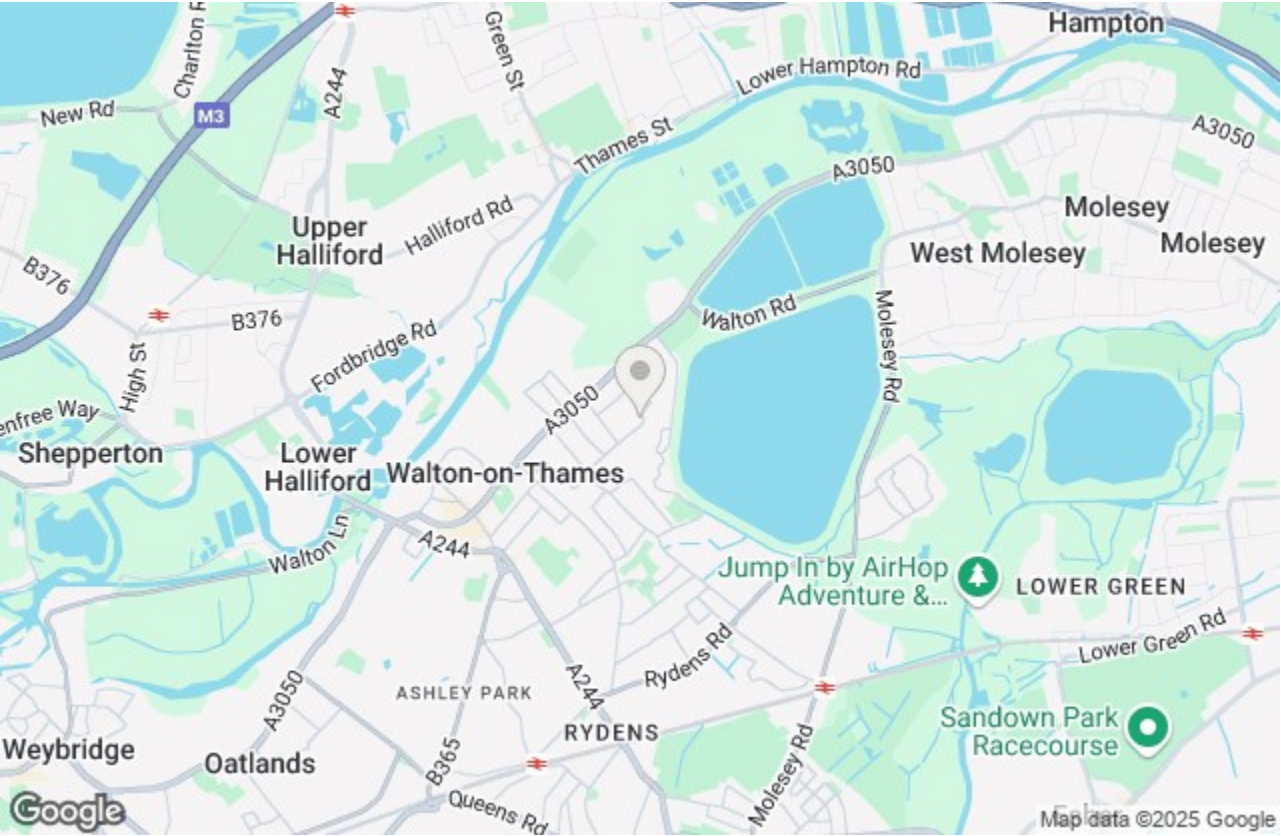
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

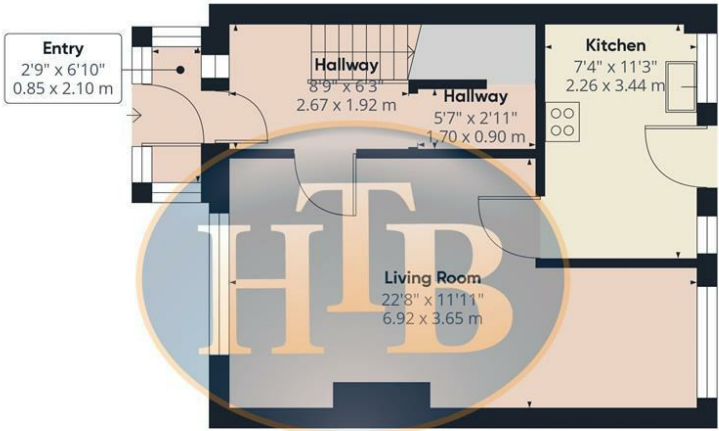


Offers In Excess Of £425,000 Freehold

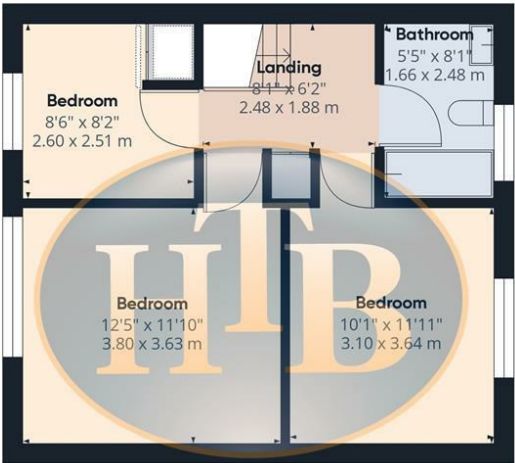
Harmes Turner Brown Walton are pleased to offer this three bedroom family home located in a popular road within easy reach of local shops, Grovelands Primary School and the River Thames towpath. The nicely presented accommodation briefly comprises entrance hall, spacious double aspect lounge/dining room, kitchen with a great range of fitted units, space for the usual appliances and door out to the rear garden. On the first floor are the three bedrooms, all of which benefit from built-in storage. The family bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath. Externally to the front is a private enclosed patio garden while the rear is a nice feature of this home and benefits from both patio and lawn areas along with a brick built storage shed. Call Harmes Turner Brown on 01932 222266.



Carlton Road, Walton-On-Thames, KT12 2DH



Floor 0



Floor 1



Approximate total area⁽¹⁾
850.24 ft²
78.99 m²

(1) Excluding balconies and terraces

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
- NO ONWARD CHAIN
- APPROX 60FT GARDEN WITH PATIO AREA AND STORAGE SHED
- ELMBRIDGE COUNCIL TAX BAND D
- SPACIOUS LOUNGE/DINING ROOM
- SHORT WALK TO GROVELANDS SCHOOL AND RIVER THAMES
- EPC C
- HANDY SIDE ACCESS FOR GETTING ITEMS IN AND OUT OF THE GARDEN

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

