


38, Albany Road, Walton-On-Thames, KT12 5QQ

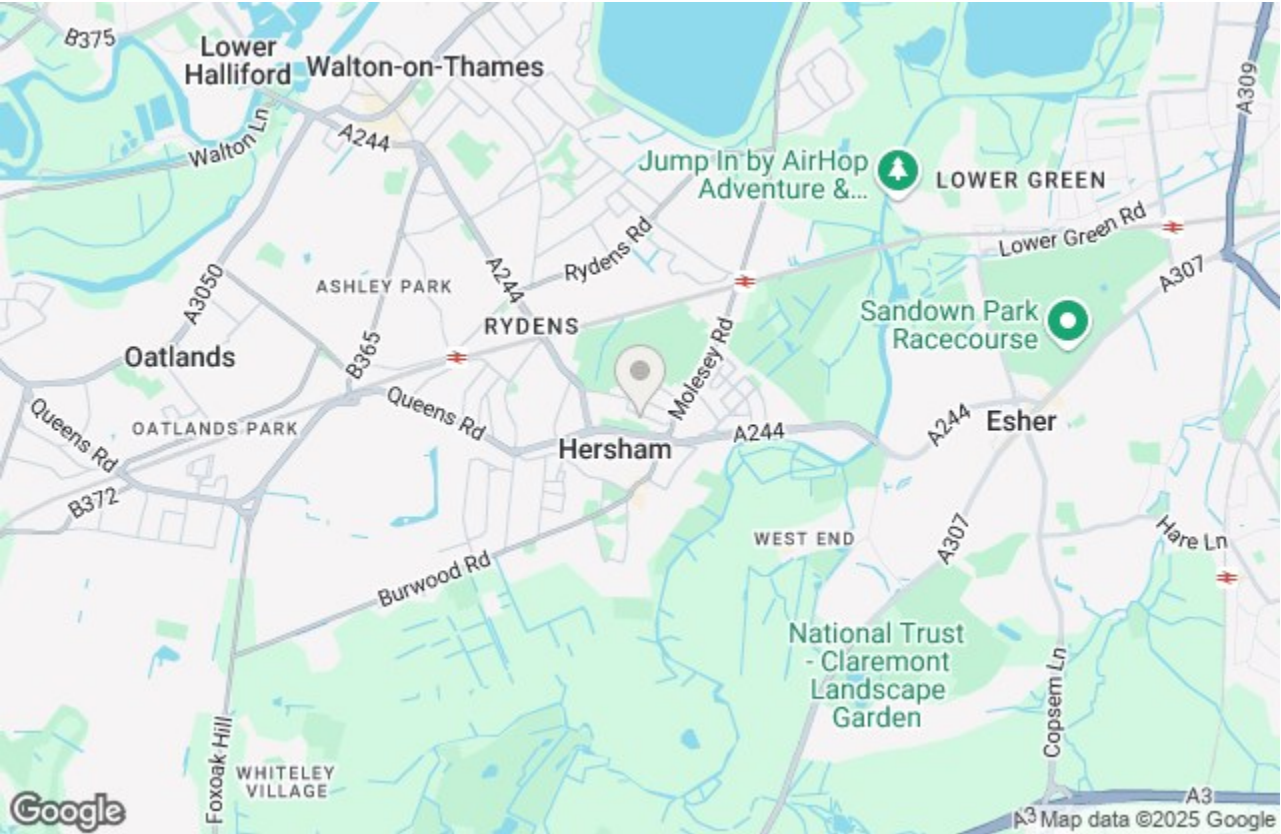
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>62</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 £600,000 Freehold

We are delighted to offer this three bedroom semi detached cottage located in the ever popular Albany Road with a wealth of character throughout. The extended accommodation briefly includes a entrance lobby leading into the wonderful open plan kitchen/dining room which is fitted with a good range of matching eye and base level units and drawers with a breakfast bar dividing the space between the bright and airy breakfast room with Velux sky lights. . An open arch leads to the dining room with feature fireplace and there is a separate bay fronted living room includes a feature fireplace and makes the perfect space for cozy evenings. There is also the advantage of a further reception room/study, currently used as a bedroom with access to the downstairs WC. On the first floor you will find three bedrooms and the modern family bathroom. Externally the private rear garden is mainly laid to lawn with mature tree and shrub borders and a pretty courtyard timber decked patio. The front provides off street parking on the private drive. Internal viewings are highly recommended and can be arranged by contacting our Walton on Thames office on 01932 222266.



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- THREE BEDROOMS
- DOWNSTAIRS WC
- CHARACTER FIREPLACES THROUGHOUT
- PRETTY REAR GARDEN
- OFF STREET PARKING
- FOUR RECEPTION ROOMS
- SEMI DETACHED CHARACTER HOME
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- 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

