



10, Cleveland Close, Walton-On-Thames, Surrey, KT12 1RB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 £800,000 Freehold

NO ONWARD CHAIN: We are delighted to offer this generous size family semi located in a popular cul de sac just a short walk from Walton on Thames mainline station, local shops and popular Hersham schools. The property has been maintained to a particular high standard by the present owners and briefly includes a welcoming entrance hallway with modern downstairs WC, bright and airy living room with quality wood flooring and open plan fitted kitchen with granite breakfast bar. There is also the convenience of a separate utility with space and plumbing for the usual appliances. The bay fronted family room is separate and there is also the advantage of a further separate reception room which could make the perfect dining room or large study and is currently equipped with a home cinema 5.1 surround sound system, including fitted speakers and an amplifier.

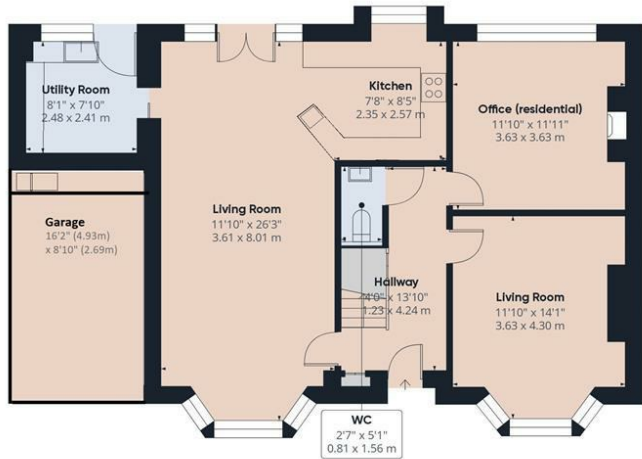
Stairs lead to the first floor landing with access to the large loft, which has potential to convert and provide extra bedrooms if desired (subject to planning permission). The master bedroom is fitted with a good range of wardrobes and a luxury four piece ensuite bathroom with fitted vanity unit and wash hand basin, corner bath, walk in shower and low level WC. There are three further bedrooms and the modern family shower room.

Externally the sunny rear garden includes two private patios, artificial lawn and side storage whilst the front provides a private drive for off street parking. The integral garage provides further parking and storage.

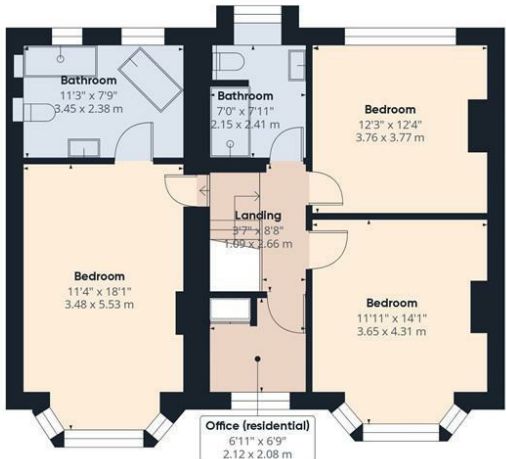
Other features include 'mood lighting', multi room surround sound system, Nest thermostat along with Nest smoke and carbon monoxide detectors, all controllable via a smartphone.



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Floor 0



Floor 1

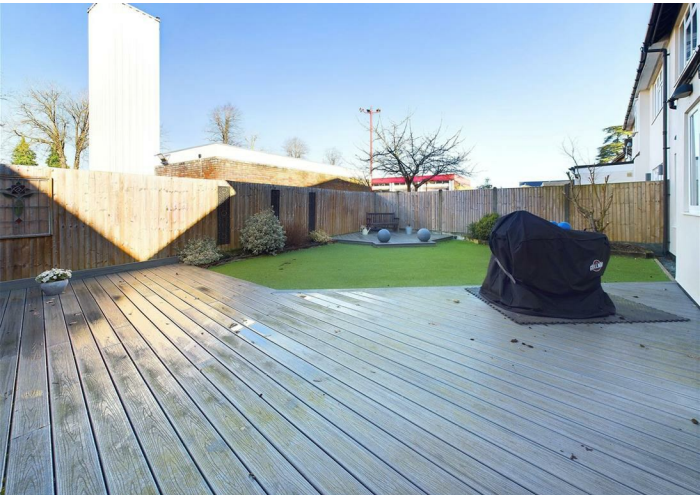
Approximate total area⁽¹⁾
1558.19 ft²
144.76 m²

(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



- FOUR BEDROOMS
 - MASTER BEDROM WITH LUXURY ENSUITE
 - OFF STREET PARKING
 - SHORT WALK TO MAINLINE STATION AND SHOPS
 - POPULAR HERSHAM SCHOOLS NEARBY
- THREE RECEPTION ROOM PLUS UTILITY
 - INTEGRAL GARAGE
 - NO ONWARD CHAIN
 - CUL DE SAC LOCATION
 - DOWNSTAIRS CLOAKROOM

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