


6, Willowhayne Drive, Walton-On-Thames, KT12 2NR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>69</div>	<div>85</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 



£568,000 Freehold

Willowhayne Drive continues to be one of Waltons most sought after locations being a short walk of Walton on Thames town centre, river Thames tow path and mainline station. This skilfully extended stunningly presented end house certainly has the wow factor! Upon entering the ground floor there is a downstairs W.C. Then you are met with a spectacular open plan living/dining kitchen with distinct areas. The front aspect lounge area opens to the stunning kitchen set around a central island which leads to the spacious dining area. The kitchen has a great range of contemporary units complemented with granite work surfaces and a range of integrated appliances. Bi-folding doors give great access to the rear garden helping to make this area into a wonderful entertaining space. On the first floor are the three bedrooms with ample wardrobes and a luxuriously appointed family bathroom comprising a matching three piece suite with shower over the bath and modern tiling. Externally to the front is a lawn garden area while the rear has both patio and lawn areas enclosed with panel fencing. A garage is located in a nearby block which provides parking or additional storage. Call Harmes Turner Brown 01932 222266.



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- THREE BEDROOMS
- EXTENDED GROUND FLOOR WITH BI-FOLDING DOORS TO THE GARDEN
- QUALITY QUARTZ WORK SURFACES
- SHORT WALK TO TOWN CENTRE AND RIVER THAMES TOW PATH
- BEAUTIFUL RE-FITTED BATHROOM
- GARAGE
- STUNNING OPEN PLAN LOUNGE/DINING/KITCHEN SET AROUND A CENTRAL ISLAND
- INTEGRATED APPLIANCES
- WALTON STATION APPROX ONE MILE AWAY
- QUALITY HARD FLOORING THROUGHOUT THE LIVING SPACE

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

