

36, Mayo Road, Walton-On-Thames, KT12 2QA

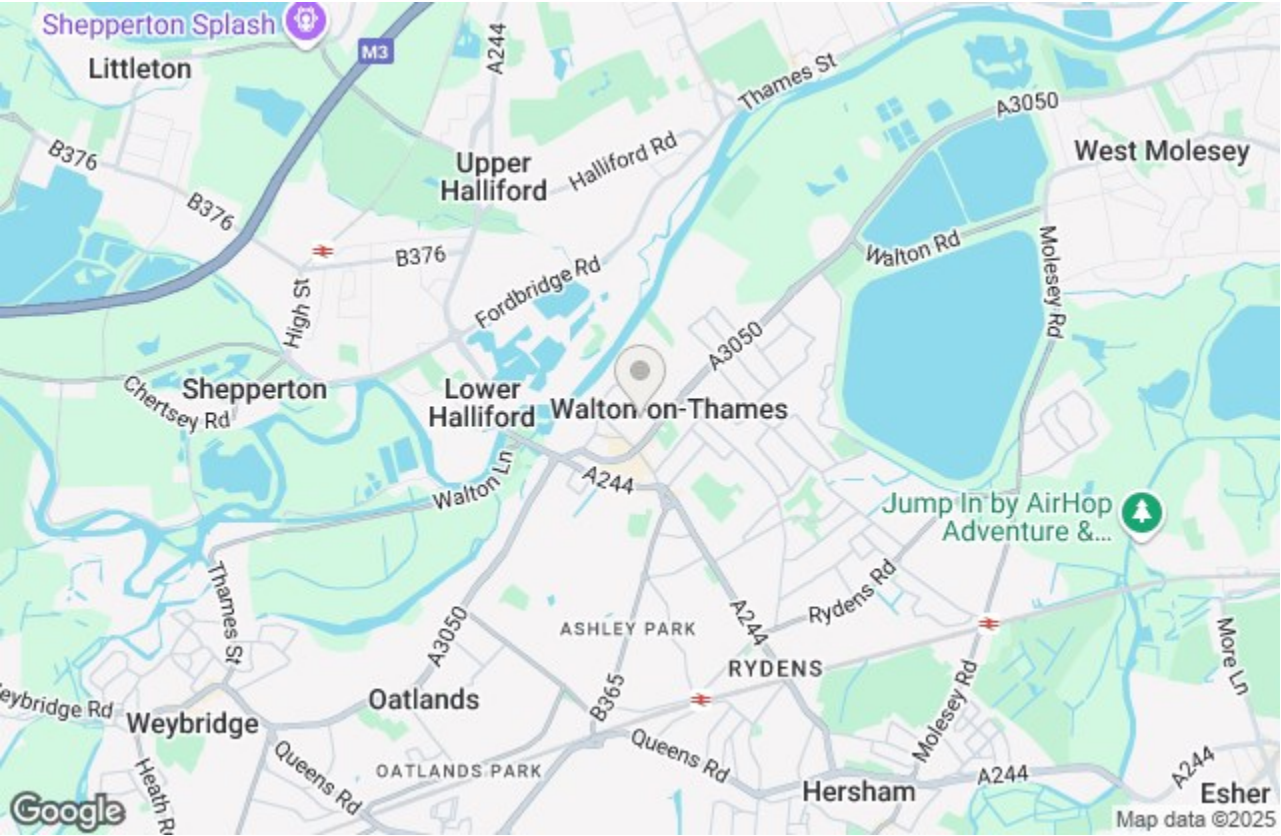
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



£570,000 Freehold

Offering tremendous scope to extend and re-model, subject to the usual consents, is this wonderful period hall-adjoining home located in one of Walton on Thames' most favoured locations being ideally located between the town centre and the River Thames towpath. Being offered for sale with no onward chain, the accommodation briefly comprises entrance hall, front aspect lounge with attractive bay window, separate dining room, kitchen with a good range of fitted units which open onto the UPVC double glazed conservatory. On the first floor the master bedroom spans the entire width of the property and has a great range of built-in wardrobes. The second bedroom is another good size double and overlooks the rear garden. The rear of the first floor is split into a large lobby area which would make an ideal study area and the generous size family bathroom. Outside to the front is a private drive providing off street parking while the rear garden stretches approx. 80ft with both lawn and patio areas. A fantastic opportunity to create a wonderful family home in one of Walton on Thames' most popular locations. Call Harnes Turner Brown 01932 222266.



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- TWO DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- OFF STREET PARKING FOR TWO CARS
- LARGE REAR GARDEN
- TREMENDOUS SCOPE TO EXTEND S.T.P.P.
- NO ONWARD CHAIN
- SHORT WALK TO TOWN CENTRE AND RIVER THAMES
- REQUIRING MODERNISATION

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