

22, Belgrave Close, Walton-On-Thames, Surrey, KT12 5PH

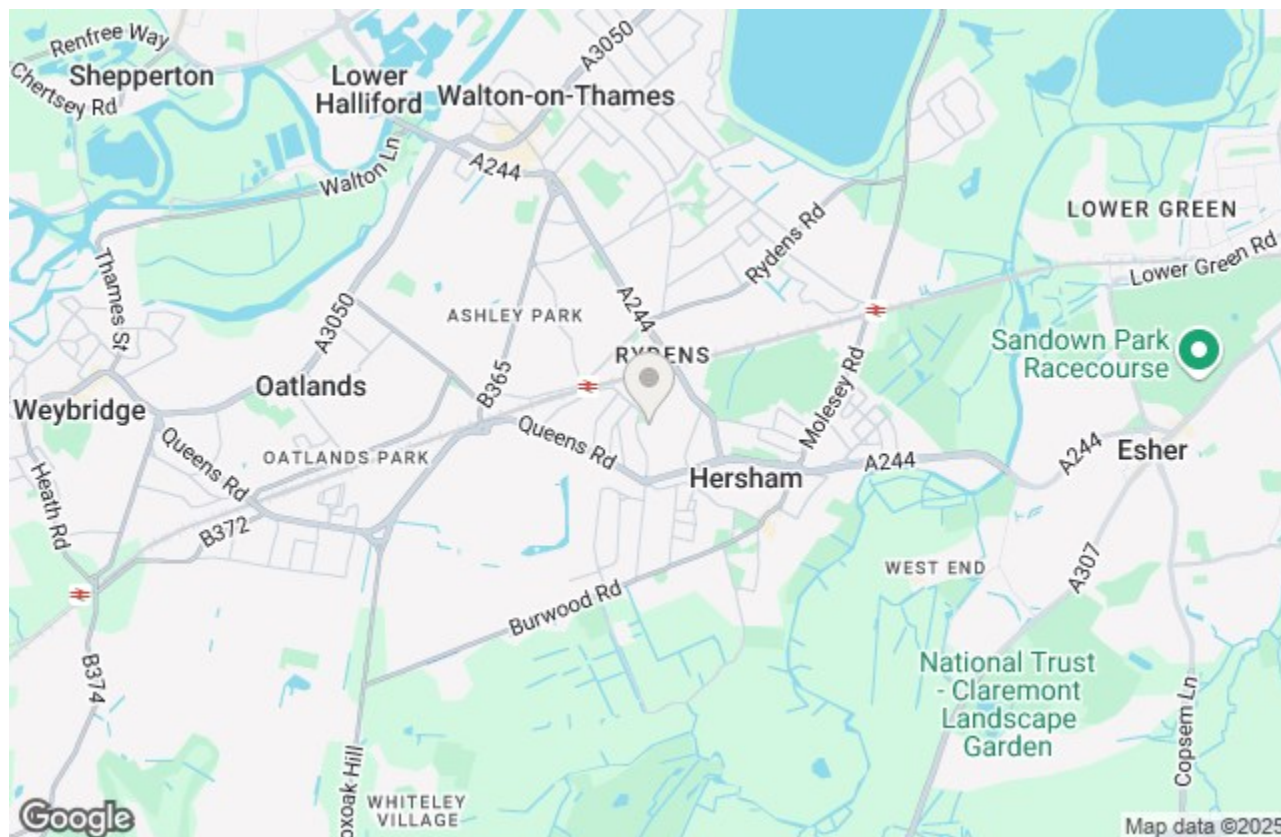
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

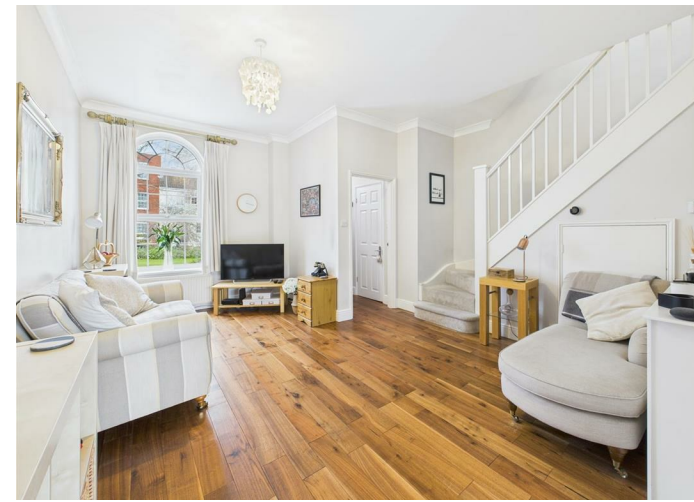


£630,000 Freehold

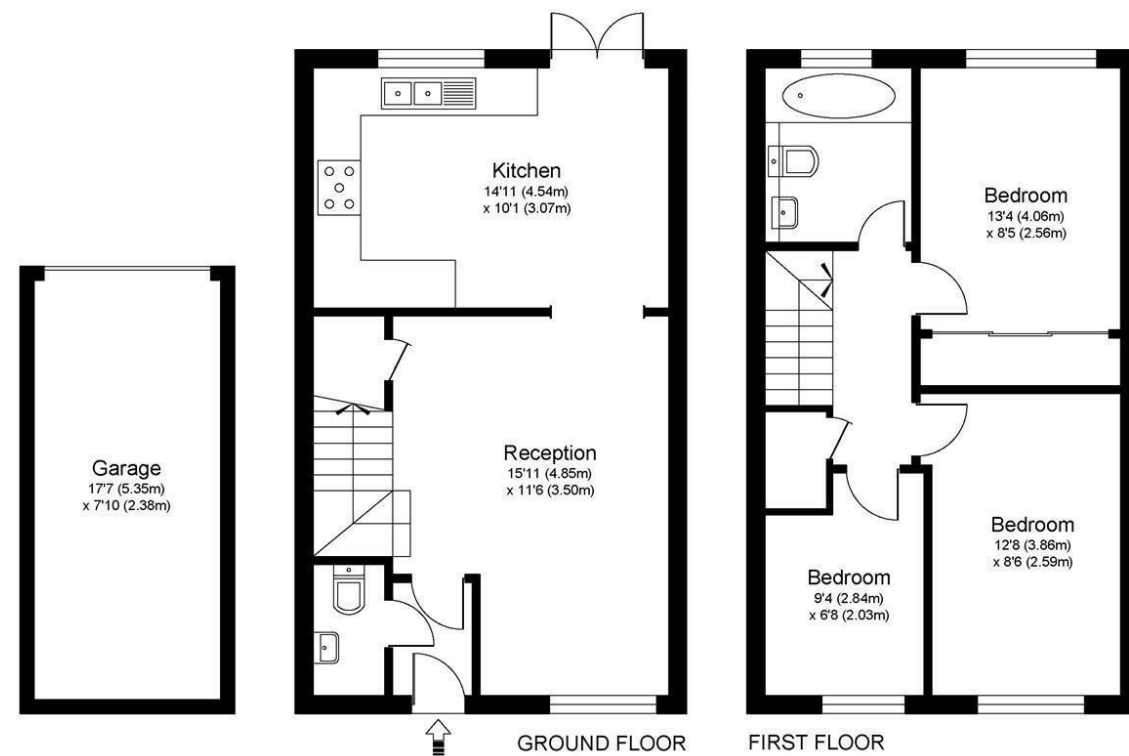
We are delighted to offer this beautifully presented three bedroom home which has been updated to a particularly high standard by the present owners. Enjoying an exclusive courtyard setting in the ever popular Belgrave Close conveniently located within just a short walk of Walton on Thames mainline station, these properties are rarely available. The immaculate accommodation includes entrance hallway, modern downstairs WC, bright and airy living room with solid hardwood engineered flooring, feature window overlooking courtyard plus under floor heating. The open archway leads to the modern kitchen/breakfast room which is fitted with a good range of eye and base level units and drawers, integrated appliances and complimented with granite work surfaces and doors to the rear garden. The turning staircase leads to the first floor landing which gives access to the three bedrooms and the recently refitted modern white family bathroom. Externally the sunny rear garden enjoys a private patio with path leading down the south easterly facing garden complimented with well kept lawns and mature shrub and flower borders. There is also the advantage of a garage in nearby block. In all a lovely family home worthy of an internal viewing which can be arranged by contacting HTB Walton Office.



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BELGRAVE CLOSE KT12



Approximate Gross Internal Floor Area: 71 m sq / 768 sq ft
 Garage Area: 13 m sq / 141 sq ft
 Total Area : 84 m sq / 909 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- COURTYARD SETTING
- SHORT WALK TO MAINLINE STATION
- POPULAR HERSHAM SCHOOLS NEARBY
- GARAGE IN NEARBY BLOCK
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- BEAUTIFULLY PRESENTED
- RESIDENTS PARKING
- VIEWINGS HIGHLY RECOMMENDED



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