

119, Field Common Lane, Walton-On-Thames, KT12 3QN

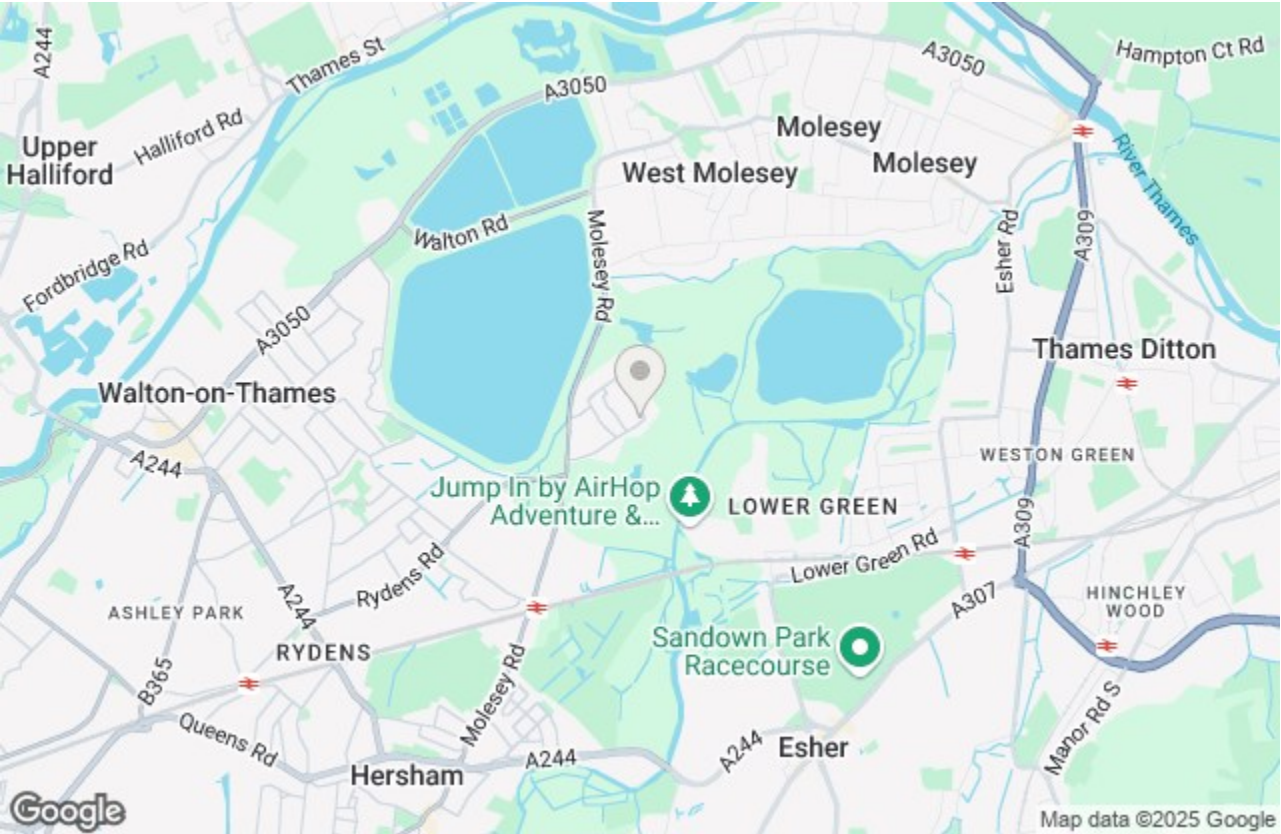
| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>82</b> |
| (81-91) <b>B</b>                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

| Environmental Impact (CO <sub>2</sub> ) 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   |         |  |
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| Not environmentally friendly - higher CO2 emissions |         |  |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |



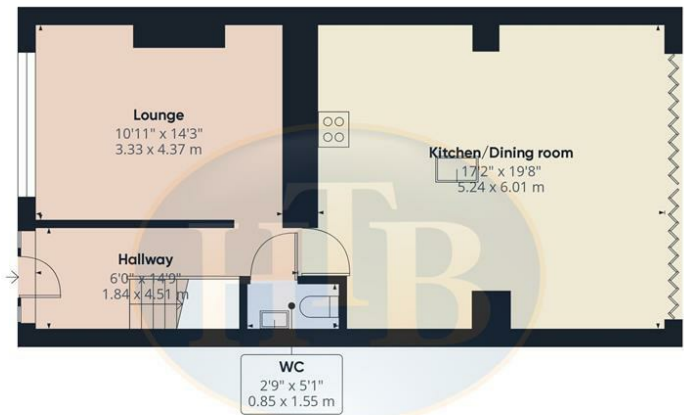
£575,000 Freehold

We are delighted to offer this immaculately presented and skilfully extended three bedroom family home which enjoys a quiet position within this popular residential road opposite farm land with far reaching views. The property has been well cared for to a particularly high standard throughout and includes a welcoming entrance hallway with modern downstairs WC. The bright and airy living room faces front with modern quality laminate floor and panel vertical radiator. The open plan kitchen dining room makes for the perfect space to entertain with a good range of modern units and drawers, central cooking island and dining area with bi-fold doors leading to the garden. The feature sky lights bring in further natural light in abundance making this room the heart beat of the home. On the first floor you will find three bedrooms, two of which have fitted wardrobes. The family bathroom is fitted with a modern white three piece suite with shower over bath, low level WC, and wash hand basin with vanity unit. Externally the sunny rear garden is a generous size with artificial lawn, large paved patio and side pedestrian access. To the rear of the garden, the detached garage has been cleverly converted to provide a modern studio room, perfect for the work from home office or gym with extra storage hidden away to the rear. To the front of the home the private driveway provides parking for two cars and on street parking is unrestricted. Internal viewings are highly recommended to fully appreciate the overall high standard of finish - Contact our Walton on Thames office now for more information and an appointment to view.

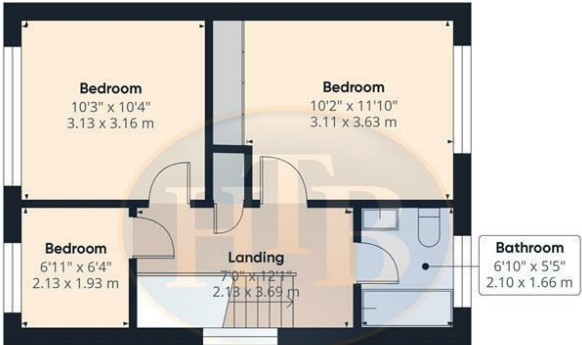




Field Common Lane, Walton-On-Thames, KT12 3QN



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



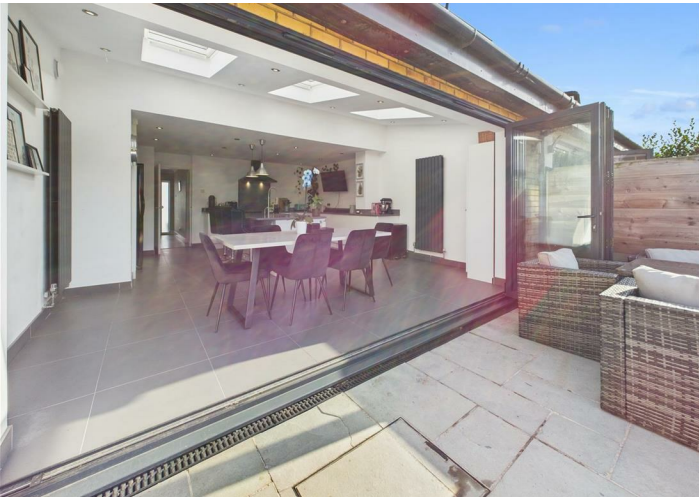
Approximate total area<sup>(1)</sup>  
1122.78 ft<sup>2</sup>  
104.31 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- THREE BEDROOMS
- BI-FOLD DOORS TO SUNNY GARDEN
- EXTENDED
- STUDIO ROOM IN GARDEN
- FAR REACHING VIEWS OPPOSITE
- STUNNING OPEN PLAN KITCHEN/DINING ROOM
- END OF TERRACE
- DOWNSTAIRS WC
- OFF STREET PARKING ON PRIVATE DRIVE
- VIEWING 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