

24, Cottimore Lane, Walton-On-Thames, KT12 2BS

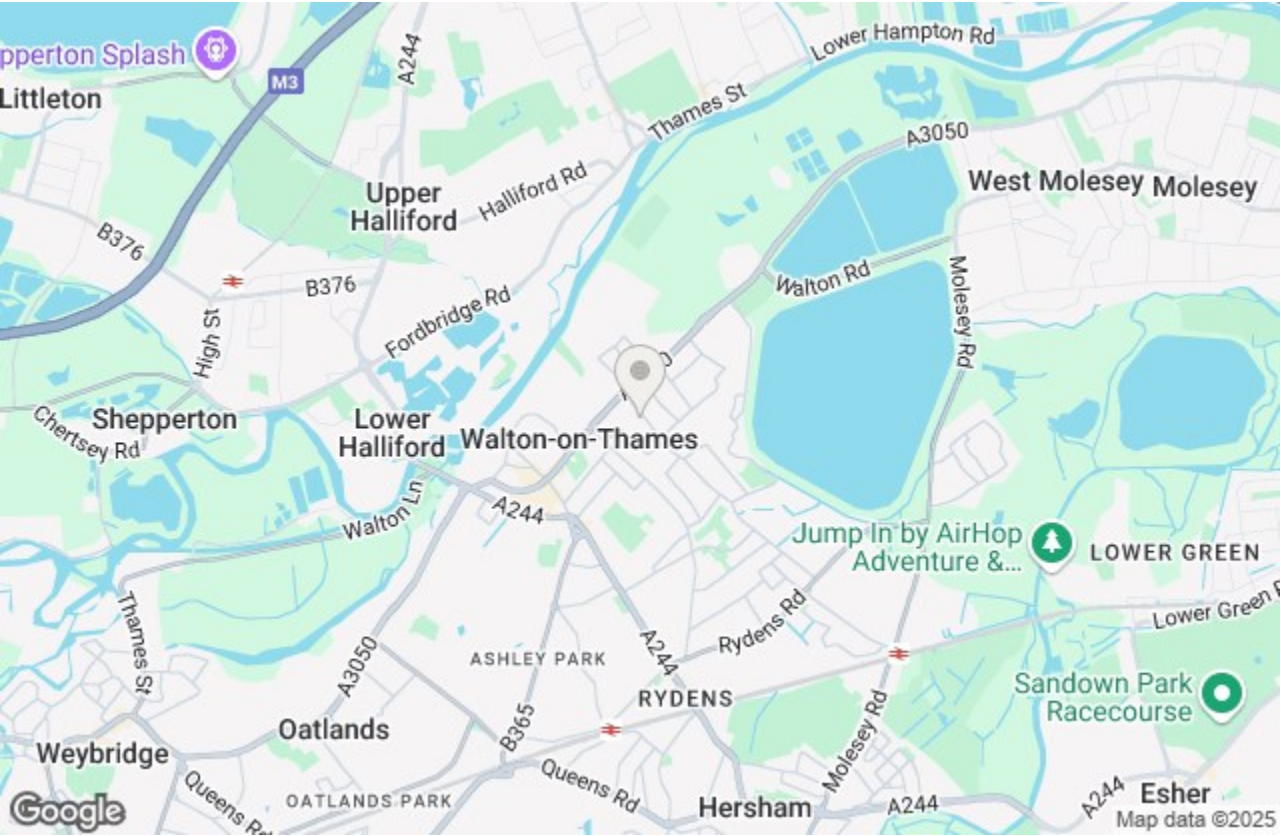
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <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		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



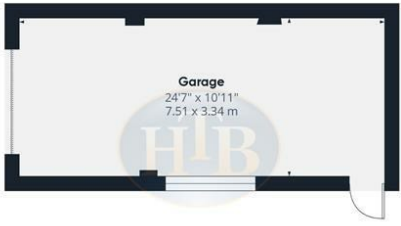
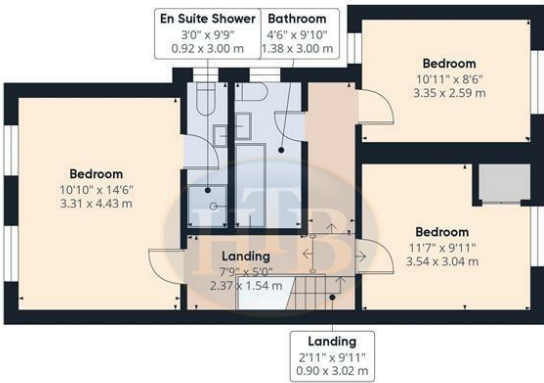
Offers In Excess Of £625,000 Freehold

We are delighted to offer this semi detached home which has been extended to provide deceptively spacious accommodation with a wealth of character throughout. This pretty home is conveniently located within a short walk of local shops, Walton on Thames High Street and river Thames towpath. The property features a double length detached garage and separate garden studio which would be ideal as a work from home space or gym. The accommodation briefly includes an 'L' shaped lounge/dining room with feature fireplace, separate kitchen/breakfast room with a good range of fitted eye and base level units and drawers & breakfast bar. The separate utility room makes space for the washing machine and utilities and access to the downstairs WC. On the first floor you will find three good size bedrooms, the master of which includes an ensuite shower room. The family bathroom includes a modern three piece white suite. The rear garden is larger than average with two distinct parts separated by mature shrubs and trees. The private patio leads onto a pleasant lawn whilst to the rear and close to the garden studio a second area provides a secluded lawn and pretty borders. To the front you will find off street parking on the private drive. Internal viewings are recommended.





Cottimore Lane, Walton-On-Thames, KT12 2BS



Approximate total area<sup>(1)</sup>  
1559.04 ft<sup>2</sup>  
144.84 m<sup>2</sup>

Reduced headroom  
11.24 ft<sup>2</sup>  
1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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
- ENSUITE TO MAIN BEDROOM
- DETACHED STUDIO/GARDEN ROOM
- CLOSE TO LOCAL SHOPS AND RIVER
- KITCHEN/BREAKFAST ROOM
- PRETTY SEMI DETACHED HOUSE
- DETACHED DOUBLE GARAGE
- UTILTY ROOM AND DOWNSTAIRS WC
- LARGE REAR GARDEN
- CHARACTER HOME

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

