

## Beaufort House, Field Common Lane, Walton-On-Thames, Surrey, KT12 3QH

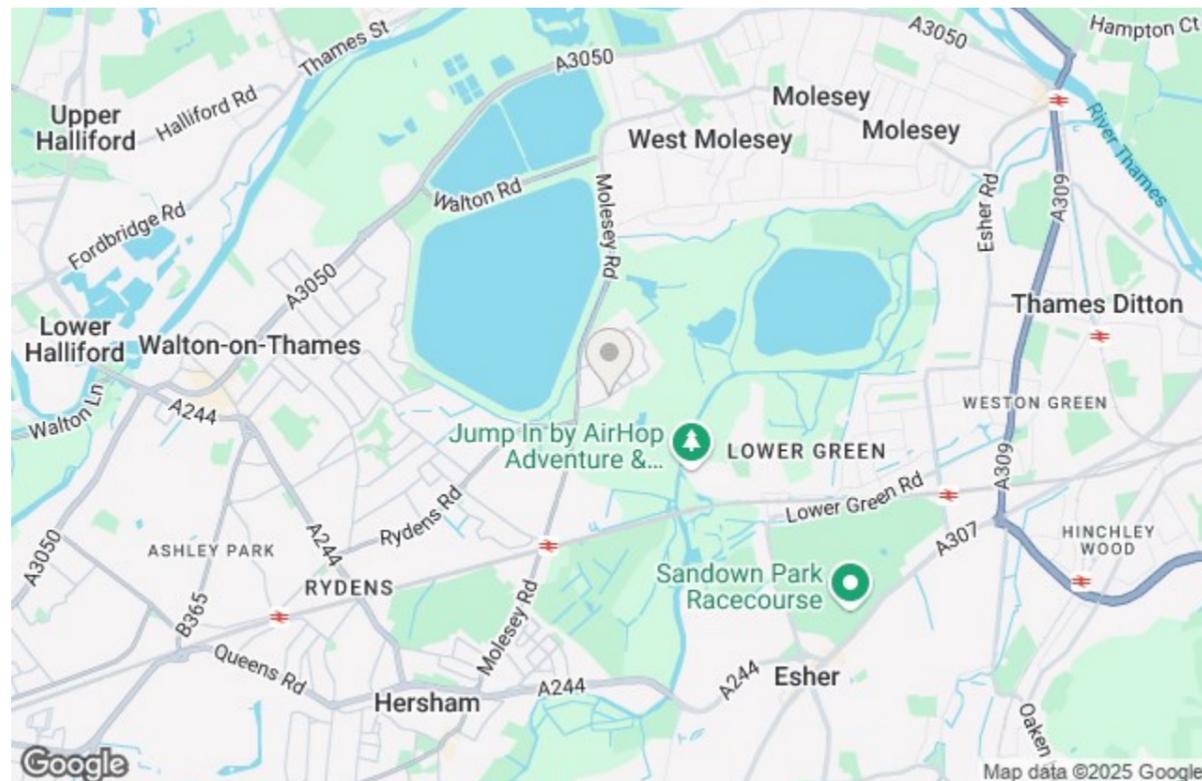
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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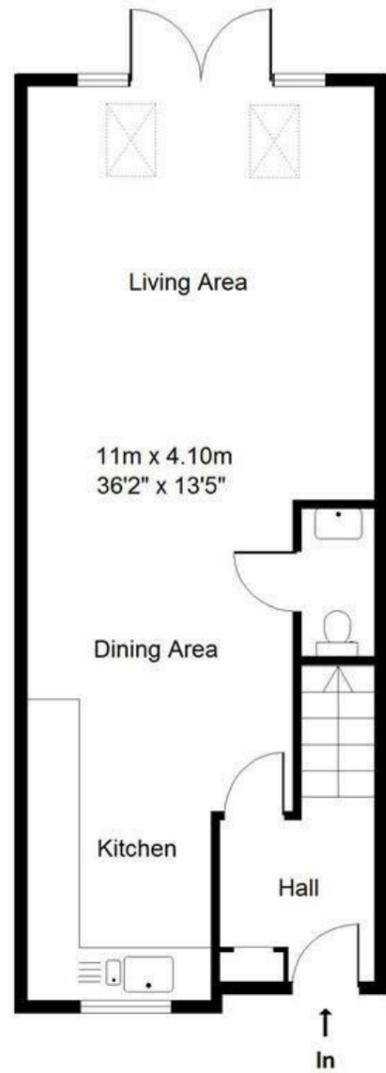
### Offers In Excess Of £600,000 Freehold

We are delighted to offer this beautifully presented four bedroom family home built by Dion Homes in 2020. Offering exceptional value, this modern home has been well cared for by the present owners who purchased brand new. Beaufort House is located just a short walk from Hersham mainline station and local Tesco store. The accommodation is cleverly arranged over three floors and briefly includes a welcoming entrance hallway, modern open plan lounge/dining room with doors opening onto the private rear garden. The modern fitted kitchen also has an open feel with a good range of eye and base level units and drawers and built in appliances. From the living room is access to the modern downstairs WC. On the first floor you will find two good size bedrooms, the master with a good range of fitted wardrobes and both are serviced by the modern three piece bathroom. Stairs continue to the top floor where you will find two further generous bedrooms and the modern three piece shower room with large walk-in shower, low level WC, wash hand basin with vanity unit built in. Externally the rear garden is beautifully presented with an artificial lawn and sunny paved patio and high fencing. There is pedestrian access to the rear. The front of the home provides off street parking on the private drive with car charging port. In all a wonderful family home worthy of an internal viewing which can be arranged by contacting our Walton office on 01932 222266. EPC B.

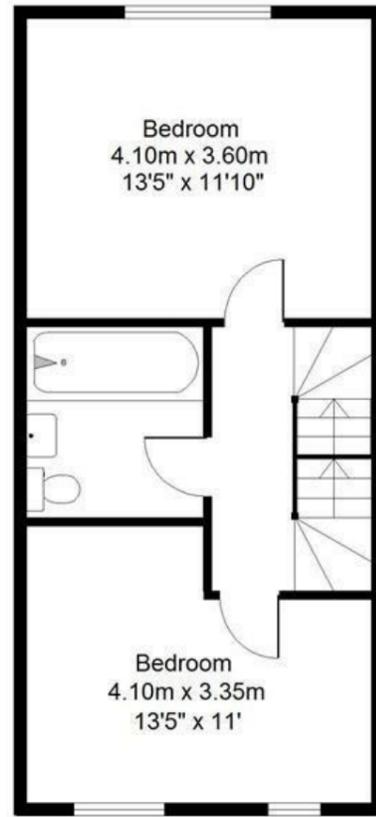


# Field Common Lane, Walton-On-Thames, Surrey, KT12 3QH

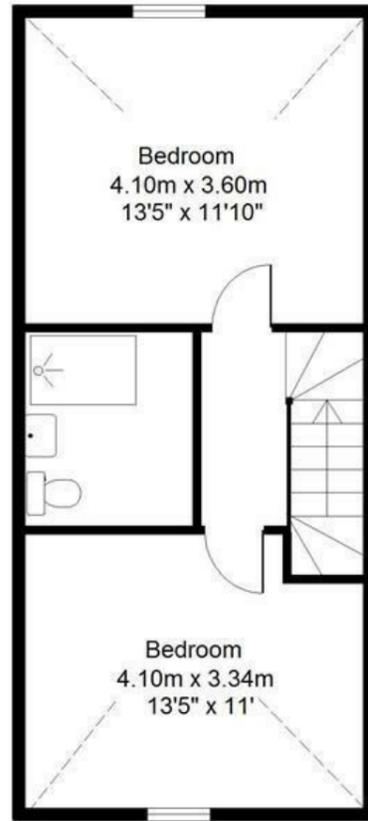
Ground Floor



First Floor



Second Floor



Not to scale

Approximate Gross Internal Floor Area:  
123m sq (1,320sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- FOUR BEDROOM FAMILY HOME
- MODERN FITTED OPEN PLAN KITCHEN
- TWO MODERN BATHROOMS
- OFF STREET PARKING ON PRIVATE DRIVE
- SHORT WALK TO HERSHAM STATION
- DOWNSTAIRS WC
- BUILT IN 2020
- PRETTY PRIVATE GARDEN WITH ARTIFICIAL LAWN
- CAR CHARGING POINT
- FAR REACHING VIEWS OPPOSITE

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

