



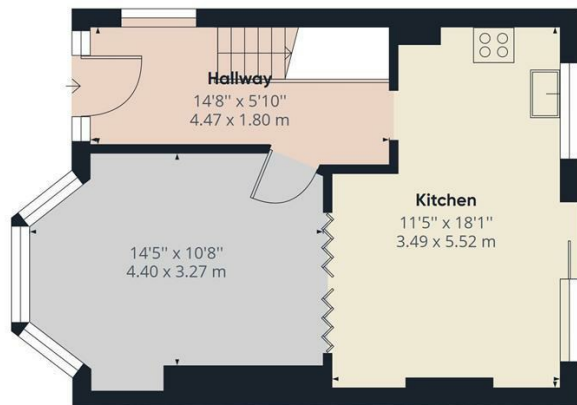
Devon Road, Walton-On-Thames
£2,300 Per Calendar Month



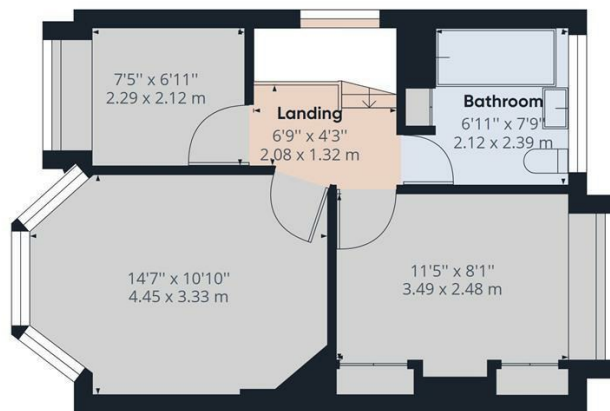
We are delighted to offer this beautifully presented three bedroom family home located within a popular residential road close to the popular Hersham schools, local pubs and a Walton on Thames mainline station. Hersham village centre is just a short walk away with a variety of restaurants, shopping markets and picturesque village green. The accommodation has been recently decorated to a high standard by the present landlord to include a welcoming entrance hallway, bright and airy bay fronted living room with modern wood flooring. The dining room has an open feel to the modern fitted kitchen with breakfast bar separating the two rooms. On the first floor all three bedrooms are a good size and the modern family bathroom offers a three piece suite with shower over bath, vanity unit housing the large sink and low level WC. Externally the large sunny rear garden is mainly laid to lawn with mature shrubs, timber decked patio and generous size timber store shed. The front provides a pretty garden with pathway leading from the front gate to the front door. In all a wonderful family home which we know will receive a high level of interest. For an appointment to view, contact our Walton office now on 01932 222266. AVAILABLE BEGINNING OF JULY. EPC D







Floor 0



Floor 1

Approximate total area⁽¹⁾
847.41 ft²
78.73 m²

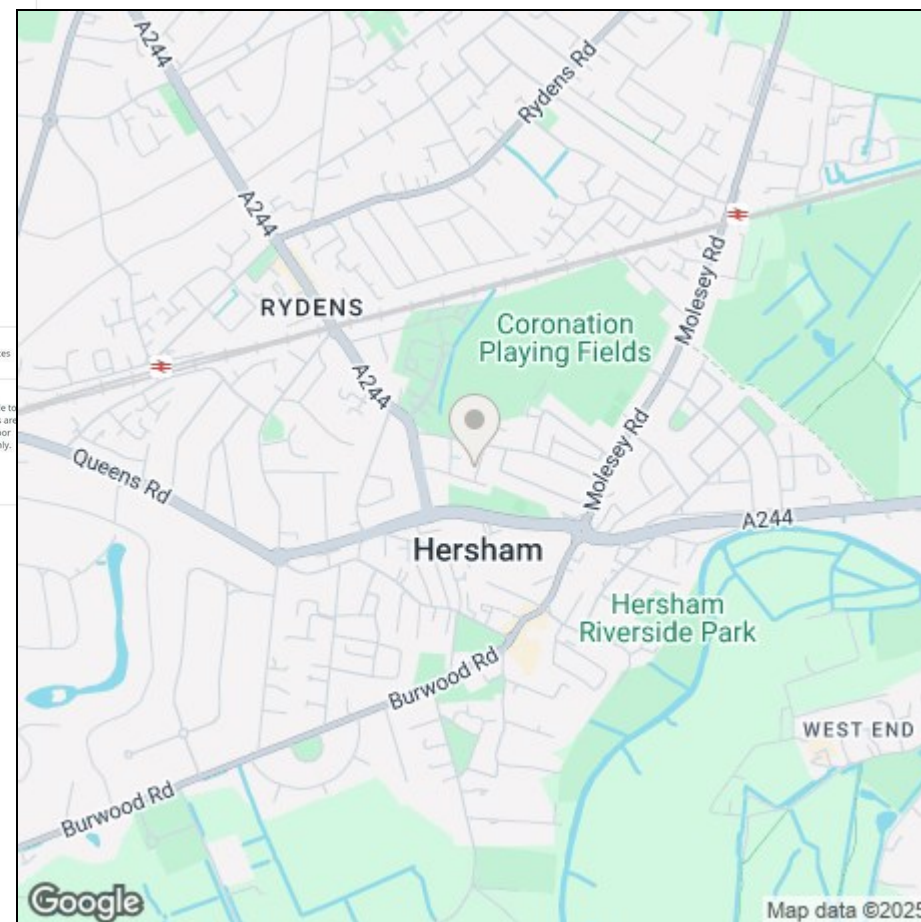
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
# D	64	
(55-68) E		
(39-54) F		
(21-38) G		
(1-20)		
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		89
(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	



HTB Walton on Thames
01932 222266

45a High Street
Walton on Thames
Surrey
KT12 1DH

