


29, Mayfield Close, Walton-On-Thames, KT12 5PR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	86
(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 ₂) 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	



£475,000 Freehold



TWO DOUBLE BEDROOMS *GARAGE* *CUL-DE-SAC WITHIN 200 METERS OF WALTON STATION* *STUNNING LANDSCAPED REAR GARDENS* Harmes Turner Brown are delighted to offer this beautifully presented two double bedroom property located in one of Walton on Thames most favoured locations just a couple of minutes walk from Walton station. (London Waterloo approx 26 mins) The accommodation briefly comprises entrance hall, front aspect kitchen with a great range of high gloss units, built-in oven and hob along with space for the usual appliances. The lounge/dining room is a great size and benefits from french doors out to the rear garden. On the first floor are the two double bedrooms and the spacious re-modelled and re-fitted bathroom which comprises a matching three piece suite including shower over the bath complemented by contemporary tiling. Externally to the front is a lawn garden area with paved path leading to the front door, the professionally landscaped rear garden is a wonderful feature of this home providing two separate patio areas linked by a paved pathway across the lawn with attractive low maintenance borders. Call HTB Walton on 01932 222266. EPC D. Elmbridge Council tax band D.

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- TWO DOUBLE BEDROOMS
 - POPULAR CUL-DE-SAC MOMENTS FROM WALTON STATION
 - MODERN HIGH GLOSS KITCHEN
 - GREAT SIZE LOUNGE/DINING AREA
 - GAS CENTRAL HEATING VIA RADIATORS
- GARAGE
 - BEAUTIFUL LANDSCAPED REAR GARDEN
 - STUNNING BATHROOM WITH SHOWER OVER THE BATH
 - EPC D
 - ELMBRIDGE COUNCIL TAX BAND D

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

