

3, Keywood Drive, Walton-On-Thames, KT12 5EH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A	85	
(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	



Offers In Excess Of £650,000 Freehold

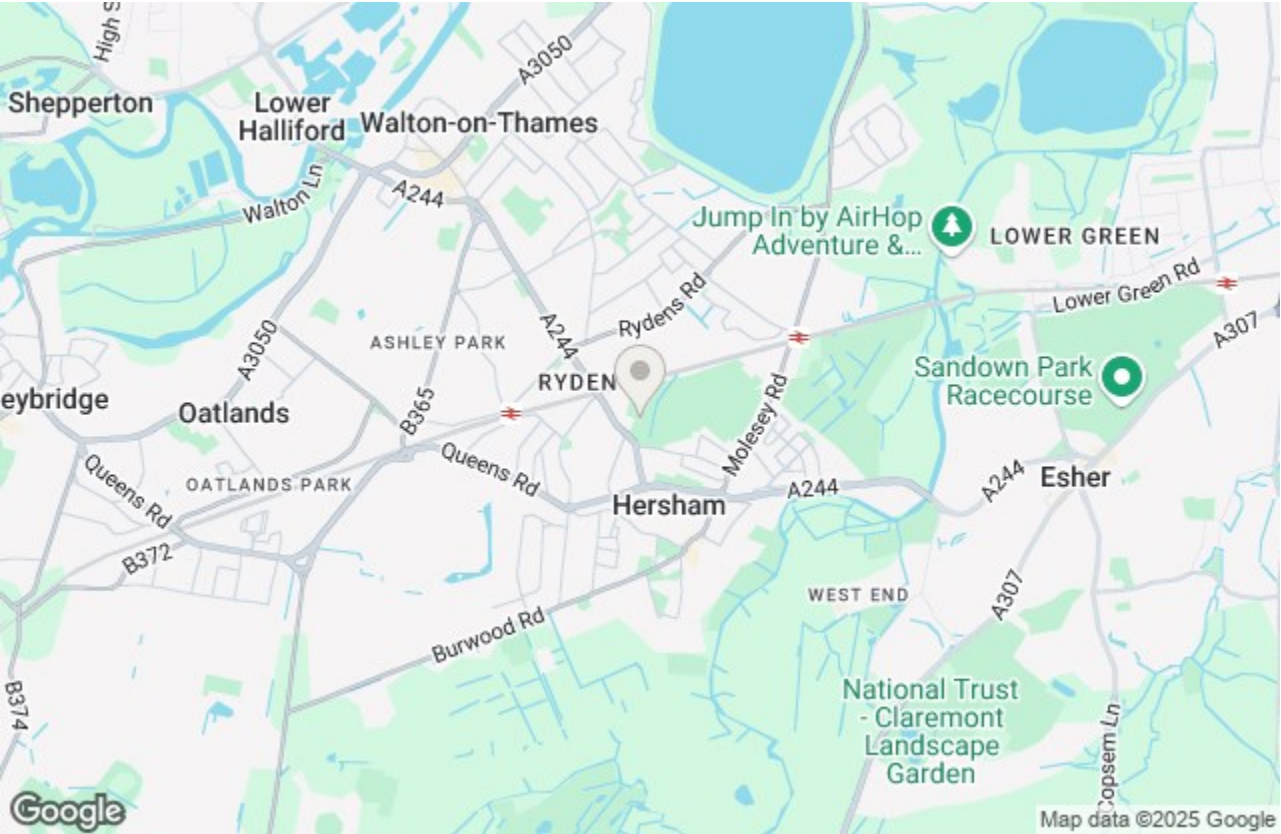
We are delighted to offer this beautifully presented semi detached family home built in 2020 by Messrs Bewley Homes and thus still has 5 years remaining of the builders 10 year warranty. Keywood Drive is a quiet cul de sac conveniently located within a short walk of the popular Hersham schools, Walton on Thames mainline station and local shops.

The property has been maintained to a particularly high standard throughout and briefly includes a welcoming entrance hallway, modern downstairs WC and modern fitted kitchen with built in appliances and breakfast bar. The lounge/dining room has a bright and airy feel with doors opening onto the rear garden.

On the first floor you will find two double bedrooms and the modern four piece family bathroom with walk-in shower, bath, wash hand basin and low level WC. Stairs continue to the top floor where the master bedroom provides access to the modern ensuite shower room. There is also the advantage of a dressing area with ample storage and built in wardrobes.

Externally the sunny rear garden is mainly laid to lawn with mature tree and shrub borders, modern porcelain tiled patio and high fencing. There is pedestrian access to the garage which is larger than most offering storage and space for parking. To the front there is parking on the private driveway with vehicle charging point.

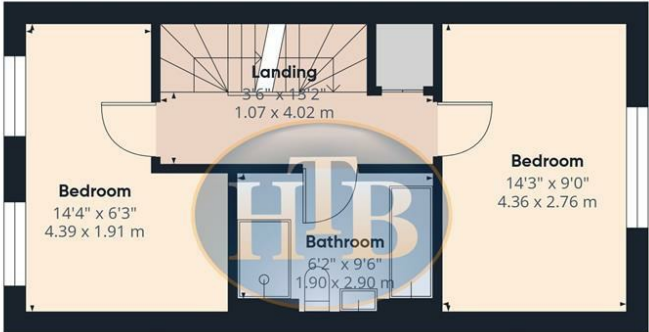
In all a lovely home which should be viewed at your earliest convenience. Contact our Walton office on 01932 222266.



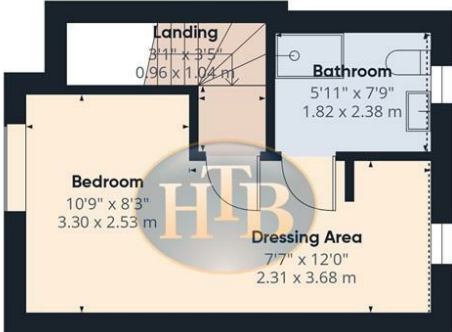
Keyword Drive, Walton-On-Thames, KT12 5EH



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1248 ft²
 116.1 m²
 Reduced headroom
 2 ft²
 0.2 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



- THREE DOUBLE BEDROOMS
 - BEAUTIFULLY PRESENTED THROUGHOUT
 - MODERN FOUR PIECE FAMILY BATHROOM
 - LANDSCAPED REAR GARDEN
 - QUIET CUL DE SAC
- GARAGE AND PARKING
 - MASTER BEDROOM WITH ENSUITE AND DRESSING AREA
 - SEMI DETACHED FAMILY HOME
 - DOWNSTAIRS WC
 - CLOSE TO STATION AND POPULAR SCHOOLS

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

