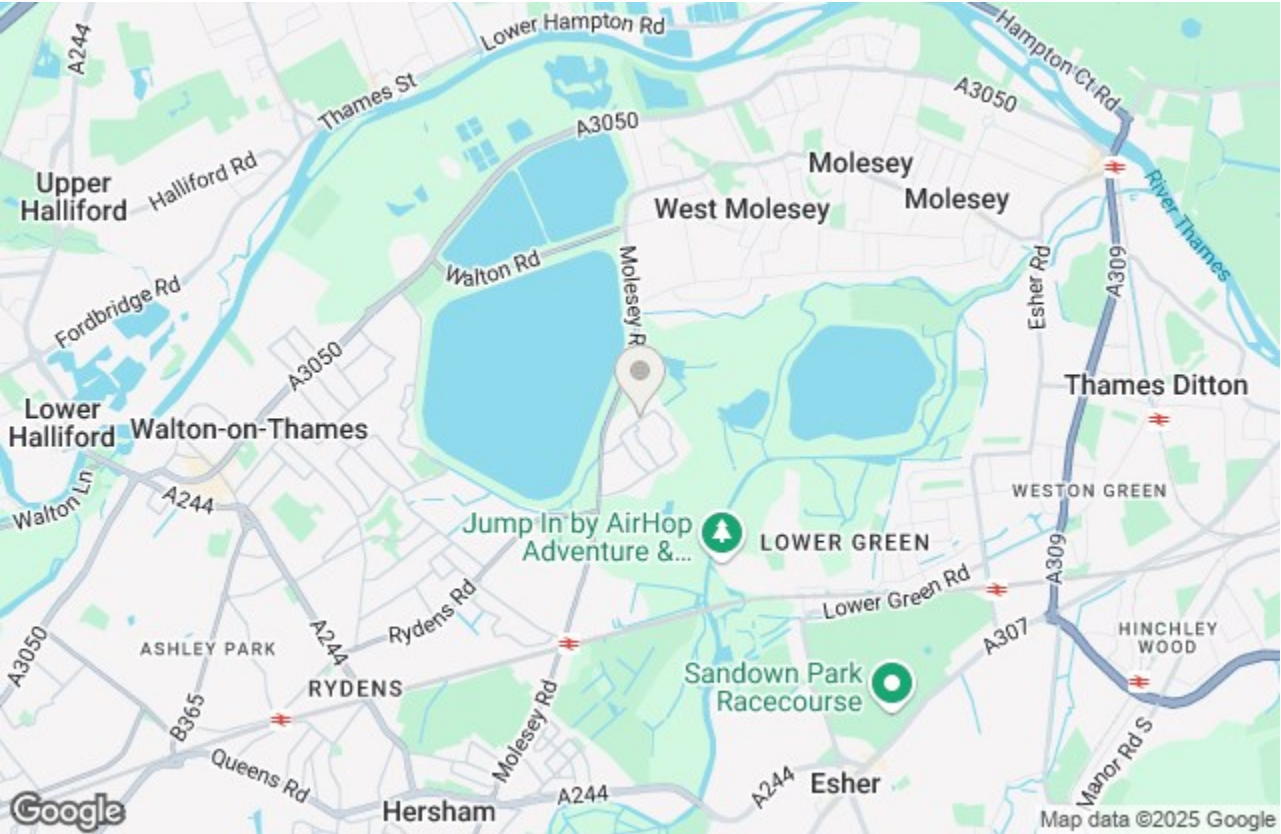


83, Homefield Road, Walton-On-Thames, Surrey, KT12 3RG

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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

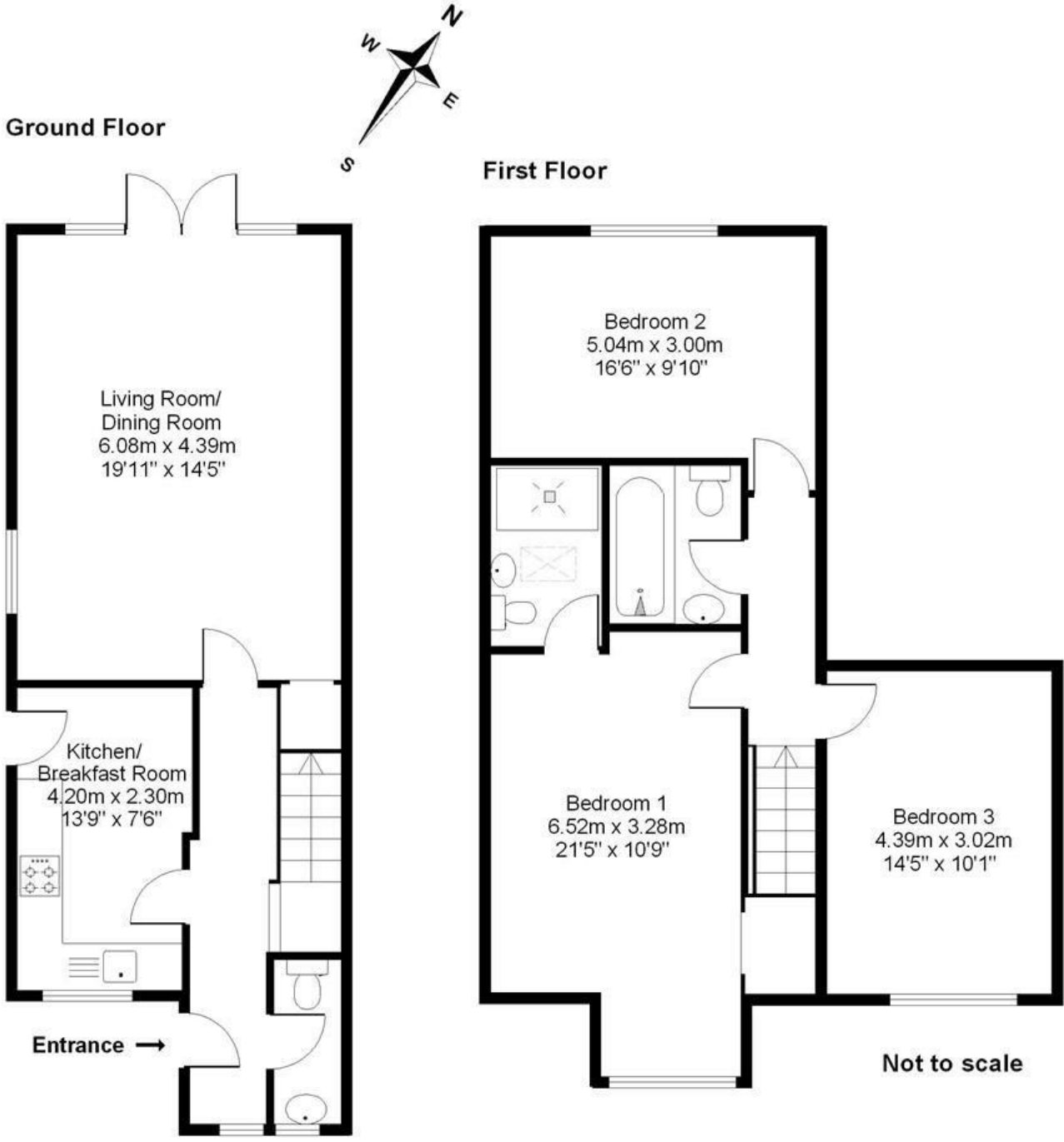


£565,000 Freehold

**\*\*THREE DOUBLE BEDROOMS\*\*OFF STREET PARKING WITH ELECTRIC CAR CHARGER\*\*DOWNSTAIRS CLOAKROOM\*\* GREAT SIZE LOUNGE\*\* EN SUITE TO MASTER BEDROOM\*\*** Located in a popular residential location is this deceptively spacious three double bedroom family home being offered for sale with no onward chain. The accommodation briefly comprises entrance hall, downstairs W.C. great size lounge/dining room with French doors out to the rear garden. Stairs rise from the hall to the first floor landing, the double aspect master bedroom benefits from a modern en suite shower room comprising a matching three piece suite. There are two further large double bedrooms and the family bathroom which comprises a white suite including shower over the bath. Externally to the front is a private driveway providing off street parking along with an electric car charging point. The rear garden has both patio and lawn areas, in addition to a garden shed. Viewings can be arranged by calling 01932 222266. Council tax band D.



Homefield Road, Walton-On-Thames, Surrey, KT12 3RG



Approximate Gross Internal Floor Area: 114m sq (1,231sq ft)

- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- POPUAR RESIDENTIAL LOCATION
- DOWNSTAIRS CLOAKROOM
- OFF STREET PARKING WITH CAR CHARGING POINT
- GREAT SIZE LOUNGE/DINING ROOM
- NO ONWARD CHAIN
- 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