



26a, Ashley Park Road, Walton-On-Thames, KT12 1JP

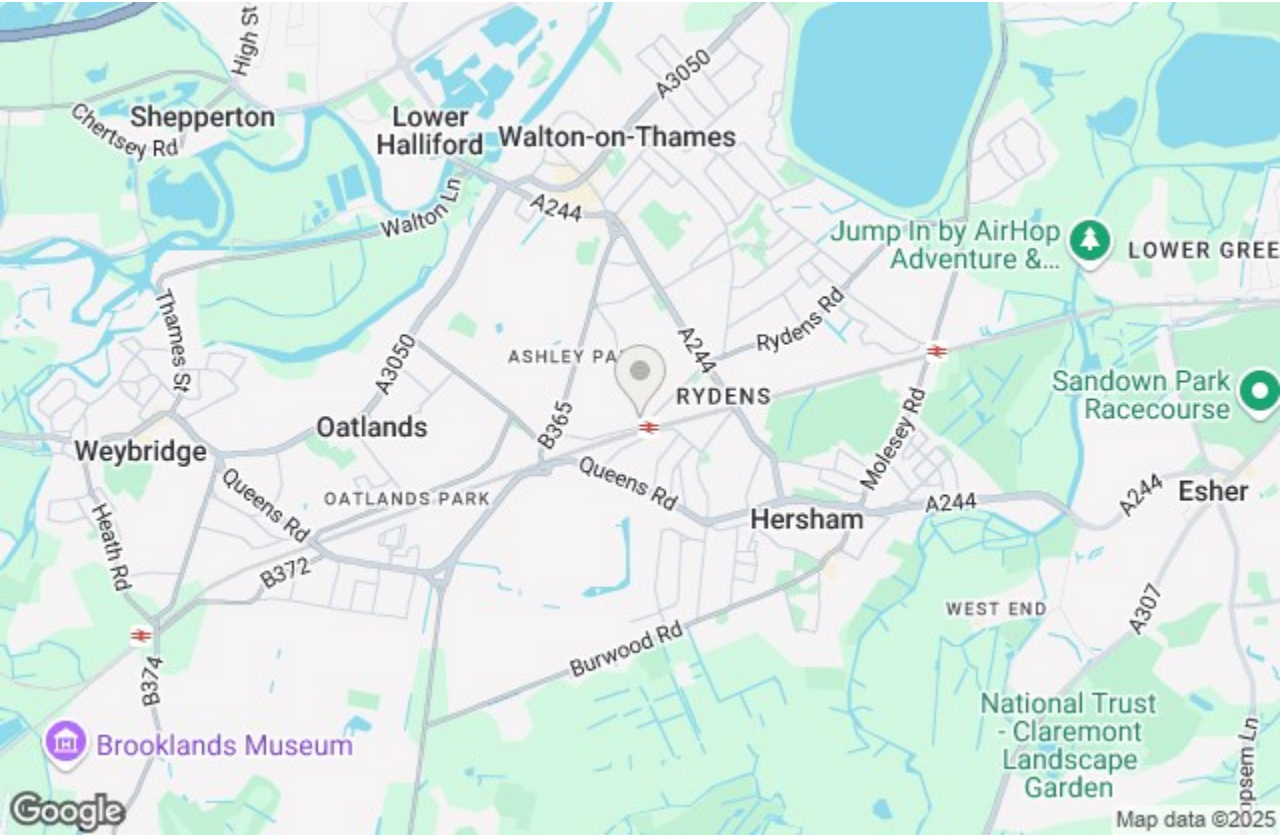
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	75
England & Wales	EU Directive 2002/91/EC	

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	

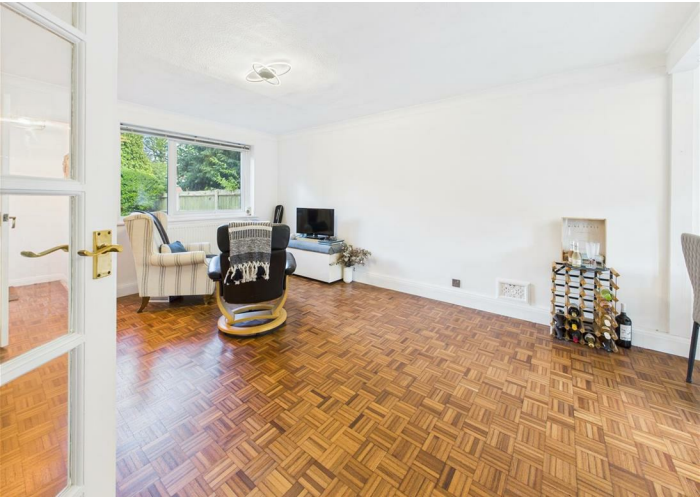


£350,000 Leasehold

****GARAGE**APPROX 50 METRES TO WALTON STATION**TWO DOUBLE BEDROOMS**DIRECT ACCESS TO PATIO AND EXPANSIVE COMMUNAL GARDENS**** Located in one of Walton on Thames most favoured roads is this nicely presented two double bedroom ground floor maisonette. The spacious accommodation briefly comprises entrance lobby, good size lounge/dining room, kitchen with a good range of fitted units along with space for the usual appliances, wall mounted gas boiler and door out to the gardens. The two double bedrooms are both a good size and benefit from built-in wardrobes. The re-fitted bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath complemented by contemporary tiling. Externally there is a garage in a nearby block and expansive secluded communal gardens providing a wonderful outside area for the residents to enjoy. Call Harnes Turner Brown on 01932 222266. EPC C. Elmbridge council tax band D.



Ashley Park Road, Walton-On-Thames, KT12 1JP



- GARAGE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING
- ELMBRIDGE COUNCIL TAX BAND D
- APPROX 50 METRES TO WALTON STATION (LONDON WATERLOO APPROX 26 MIINS)
- PATIO LEADING TO EXPANSIVE COMMUNAL GARDENS
- GROUND FLOOR
- EPC C

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