

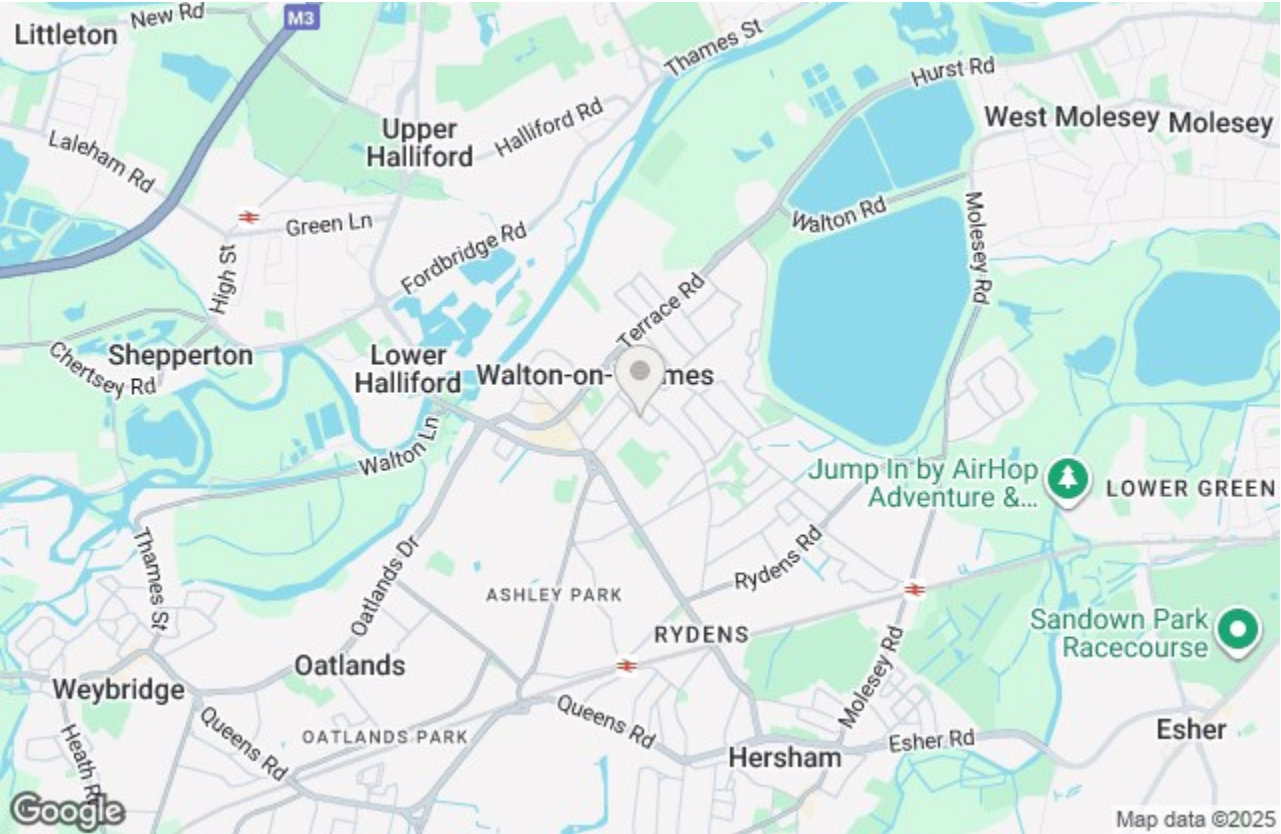
18A, Esher Avenue, Walton-On-Thames, Surrey, KT12 2TA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	78
(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
		



£525,000 Freehold



Located on one of Walton on Thames most favoured roads, Esher Avenue, is this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, including a master suite that spans the entire width of the home, providing ample space and comfort. Upon entering, you are greeted by a spacious open-plan lounge and dining area, perfect for both relaxation and entertaining. Large doors lead out to the rear garden, seamlessly blending indoor and outdoor living. The modern family bathroom is thoughtfully designed, featuring a shower over the bath, while a separate downstairs cloakroom adds convenience for guests and daily use. For those with vehicles, the property offers off-street parking for one car, complemented by a covered carport, ensuring your vehicle is protected from the elements. Location is key, and this home does not disappoint. A short stroll will take you to the vibrant town centre of Walton-On-Thames, where you can enjoy a variety of shops, cafes, and amenities. Additionally, the property is approximately one mile from the train station, providing easy access to London and beyond. This charming residence combines comfort, convenience, and a prime location, making it a Call our Walton on Thames office on 01932 222266

Esher Avenue, Walton-On-Thames, Surrey, KT12 2TA



- THREE BEDROOMS INCLUDING LARGE MASTER
- SEPARATE DOWNSTAIRS CLOAKROOM
- WALK TO SHOPS, CAFES & AMENITIES
- NO ONWARD CHAIN
- ELMBRIDGE COUNCIL TAX BAND E
- BRIGHT OPEN-PLAN LOUNGE & DINING MASTER
- OFF-STREET PARKING & CARPORT
- APPROX ONE MILE TO WALTON STATION
- EPC 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