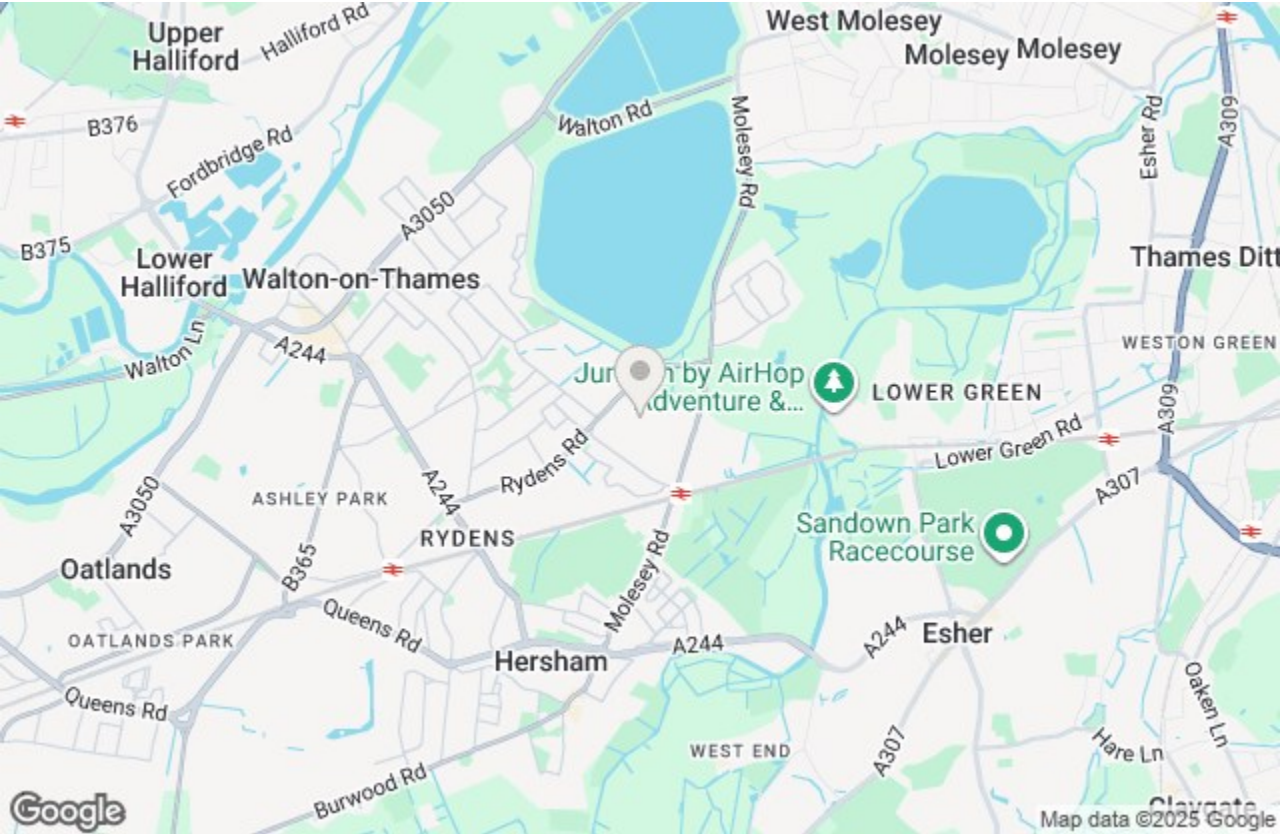


34, Normanhurst Road, Walton-On-Thames, KT12 3EQ

| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) 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<br>2002/91/EC |  |



£650,000 Freehold

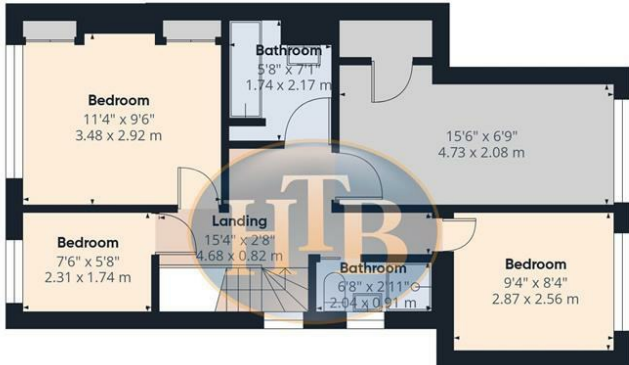
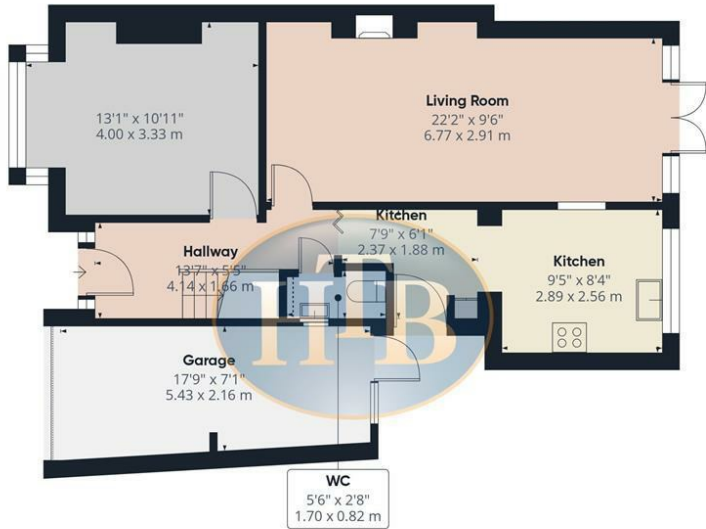
Conveniently located in the popular Normanhurst Road in the charming town of Walton-On-Thames, this delightful four-bedroom semi-detached house presents an excellent opportunity for families and investors alike. Just a short stroll from Hersham mainline station, this property offers both convenience and a peaceful residential setting.

Upon entering, you will find two spacious reception rooms, perfect for entertaining guests or enjoying family time. The layout provides ample space for relaxation and social gatherings. The house features four well-proportioned bedrooms, ensuring that everyone has their own comfortable retreat. With two bathrooms, morning routines will be a breeze for busy households.

One of the standout features of this property is the expansive rear garden, which extends approximately 190 feet in length and backs onto the picturesque Esher Rugby Club fields. This generous outdoor space is ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting.

The property also boasts a private driveway and a garage, providing convenient off-street parking and additional storage options. While the house is in need of some modernisation, it offers exceptional value and the potential to create a personalised living space tailored to your tastes.

Normanhurst Road, Walton-On-Thames, KT12 3EQ



Approximate total area<sup>(1)</sup>

1166 ft<sup>2</sup>

108.2 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- NO ONWARD CHAIN
- IN NEED OF SOME MODERNISATION
- CLOSE TO HERSHAM MAINLINE STATION
- OFF STREET PARKING AND GARAGE
- TWO BATHROOMS
- FOUR BEDROOMS
- LARGE REAR GARDEN EXTENDING APPROX 190' IN LENGTH
- POPULAR RESIDENTIAL ROAD
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC

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

