

3, Burwood Close, Walton-On-Thames, KT12 4JJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	75	80
(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
		



£675,000 Freehold

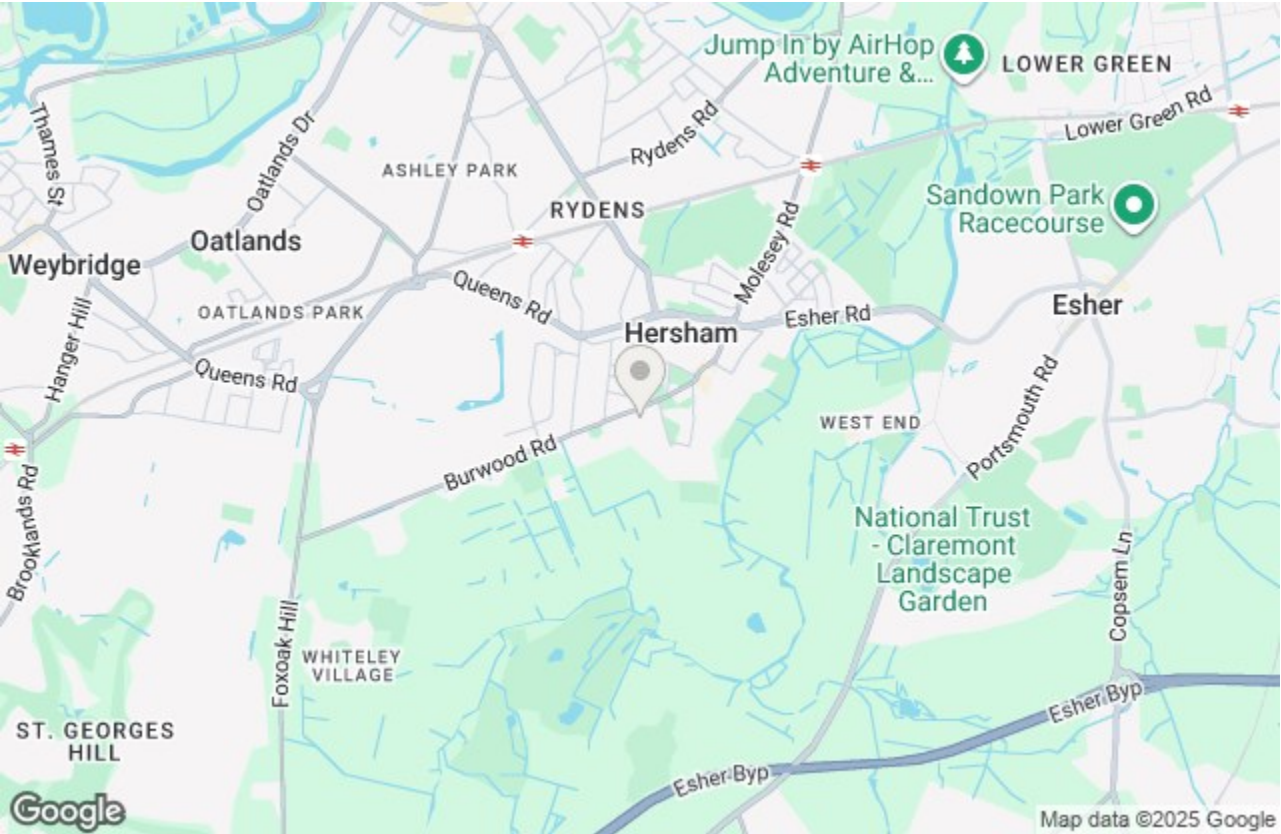
Quietly positioned in the popular cul-de-sac of Burwood Close, this charming three-bedroom extended semi-detached home offers a perfect blend of comfort and modern living. Just a short stroll from the vibrant Hersham Village and esteemed local schools, this property is ideally situated for families and professionals alike.

The ground floor includes a bright and airy living room that overlooks the beautifully maintained rear garden. The room is enhanced by bi-fold doors, allowing for a seamless transition between indoor and outdoor spaces, perfect for entertaining or enjoying a quiet afternoon in the sun. To the rear of the good size private garden is a garden room making the perfect work from home space.

The heart of the home is the open-plan kitchen and dining area, featuring a central cooking island that invites culinary creativity. This space is complemented by a separate utility room, which includes a convenient WC, ensuring practicality for busy households.

With three well-proportioned bedrooms and two bathrooms, this home is designed for comfort and convenience.

Off-street parking is available on the private driveway, adding to the appeal of this well-presented residence. Whether you are looking to settle down in a peaceful neighbourhood or seeking a family-friendly environment, this delightful home in Hersham is not to be missed.



Burwood Close, Walton-On-Thames, KT12 4JJ



- THREE GENEROUS SIZE BEDROOMS
- EXTENDED SEMI DETACHED HOME
- GENEROUS SIZE OPEN PLAN LIVING ROOM WITH BI-FOLD DOORS
- BEAUTIFUL OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY AND DOWNSTAIRS WC
- GOOD SIZE PRIVATE GARDEN
- QUIET CUL DE SACE CLOSE TO HERSHAM VILLAGE AND STATION
- GARDEN ROOM/OFFICE
- OFF STREET PARKING ON PRIVATE DRIVE

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