

42, Ashley Road, Walton-On-Thames, Surrey, KT12 1HS

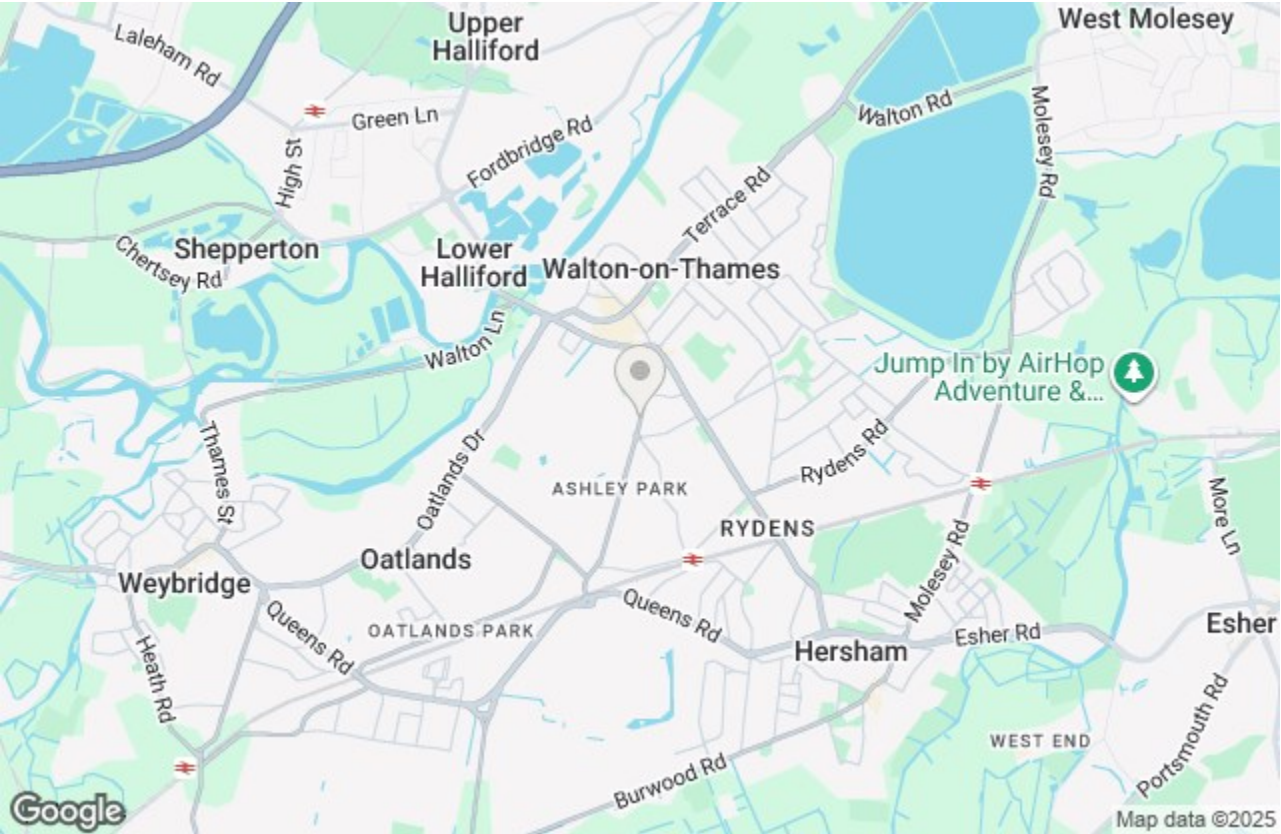
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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	



Per Calendar Month £1,700 Per Calendar Month

This beautiful period top floor conversion flat is full of character and conveniently located on the popular Ashley Road, just a few minutes walk from both Walton town centre and mainline station. The property has its own private entrance, private garden, detached garage and separate storage building. The accommodation is well presented and has been well cared for throughout and briefly includes entrance stairwell to the first floor, off the hallway is a generous sized bay fronted kitchen lounge/dining room with feature fireplace, modern flooring, bathroom, two double bedrooms. The large master bedroom has fitted wardrobe, period fireplace and wooden shutters. The second bedroom has fitted wardrobes. There is the added benefit of a study and gas central heating throughout. Council Tax Band D. Viewings are highly recommended and should be arranged at your earliest convenience to avoid disappointment – Call Harmes Turner Brown, Walton office on 01932 222266. Available mid January - council tax band D.



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- COUNCIL TAX BAND D
 - PRIVATE GARDEN
 - MODERN KITCHEN
 - LARGER THAN USUAL PROPERTY
- TWO BEDROOMS
 - GARAGE
 - BAY WINDOWS
 - TOWN CENTRE LOCATION

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