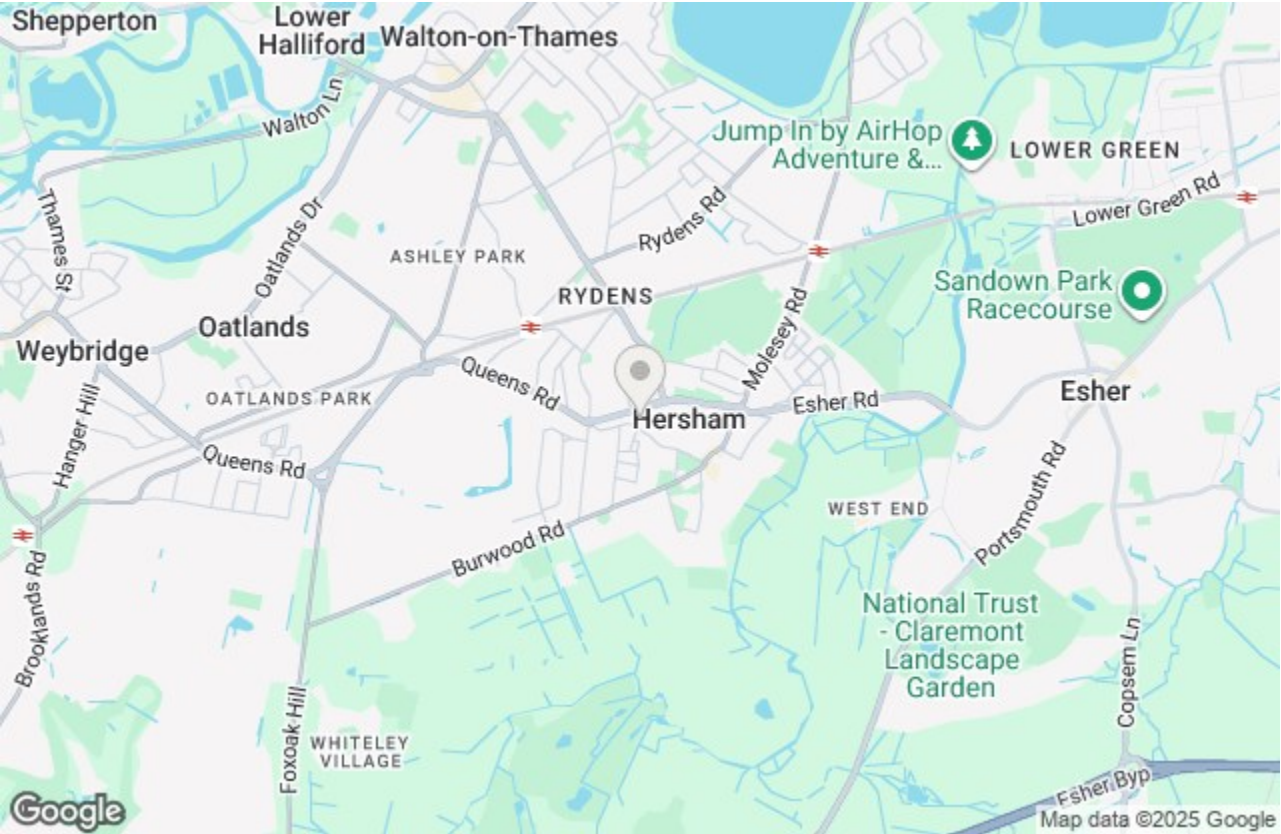


62, Trenchard Close, Walton-On-Thames, Surrey, KT12 5BG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	87
(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 

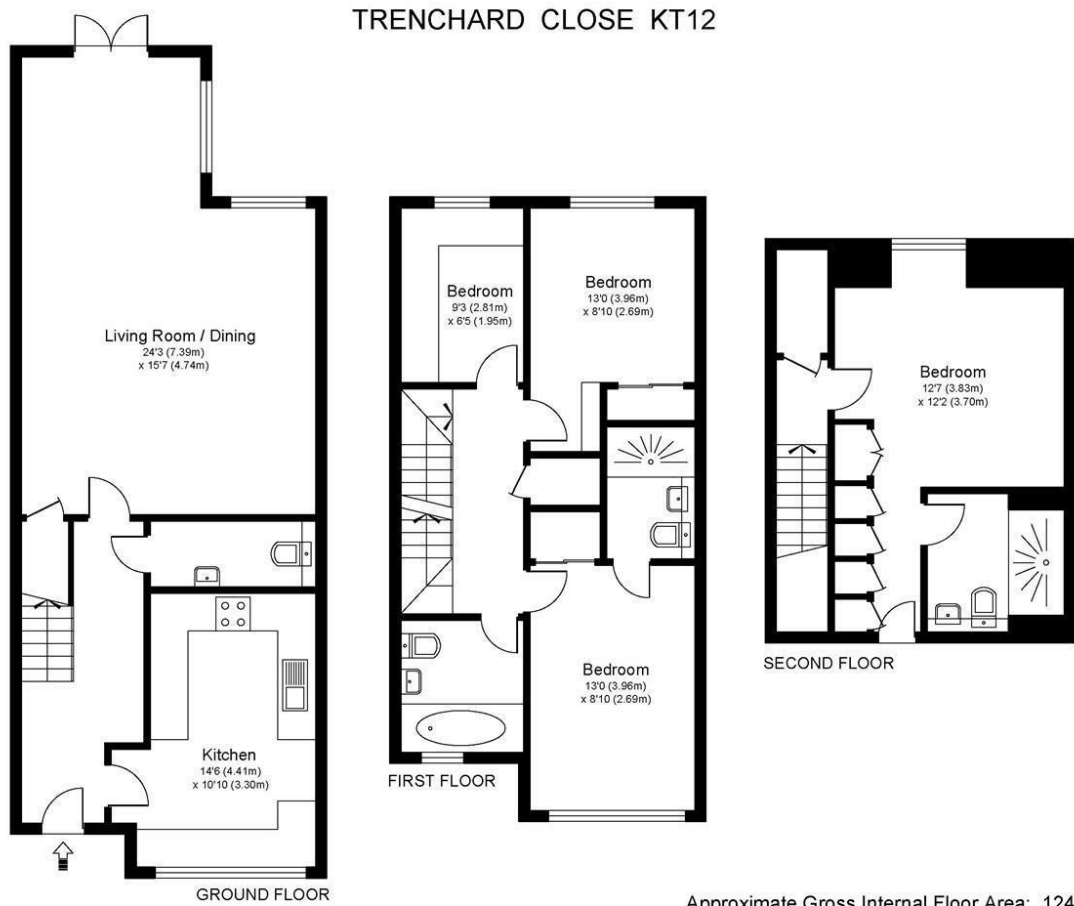
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



£750,000 Freehold

This beautifully presented four bedroom family home is quietly positioned within this popular residential cul-de-sac in the heart of Hersham Village. Just a short walk from Walton on Thames mainline station, Hersham village green and shops and in the catchment for the fantastic Hersham schools. Offering good value for money, this modern end of terrace home enjoys a welcoming entrance hallway, with modern downstairs cloakroom, modern fitted kitchen/breakfast room with built in breakfast bar and generous size 'L' shaped lounge/dining room with double doors onto the private garden. On the first floor you will find three bedrooms, one of which has a modern en suite shower room, and two have shelving units and fitted wardrobes. The family bathroom faces front and is fitted with a modern white three piece suite. Stairs continue to the second floor landing with eaves storage and access to a large master bedroom with ample built in wardrobes making a perfect dressing area plus a further en suite with large walk-in shower. Externally the pretty rear garden is mainly laid to lawn with mature shrub borders and a private paved patio. Pedestrian access is a benefit to the side. The front provides two private off street parking spaces. Council tax band F.

Trenchard Close, Walton-On-Thames, Surrey, KT12 5BG



Approximate Gross Internal Floor Area: 124 m sq / 1329 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- THREE STOREYS
- FOUR BEDROOMS
- COUNCIL TAX BAND F
- NO ONWARD CHAIN
- TWO PARKING SPACES
- VILLAGE LOCATION
- TWO EN SUITES
- CLOSE TO LOCAL AMENITIES & STATION
- POPULAR CUL-DE-SAC



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