


28, Colne Drive, Walton-On-Thames, KT12 3SQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	90
(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 



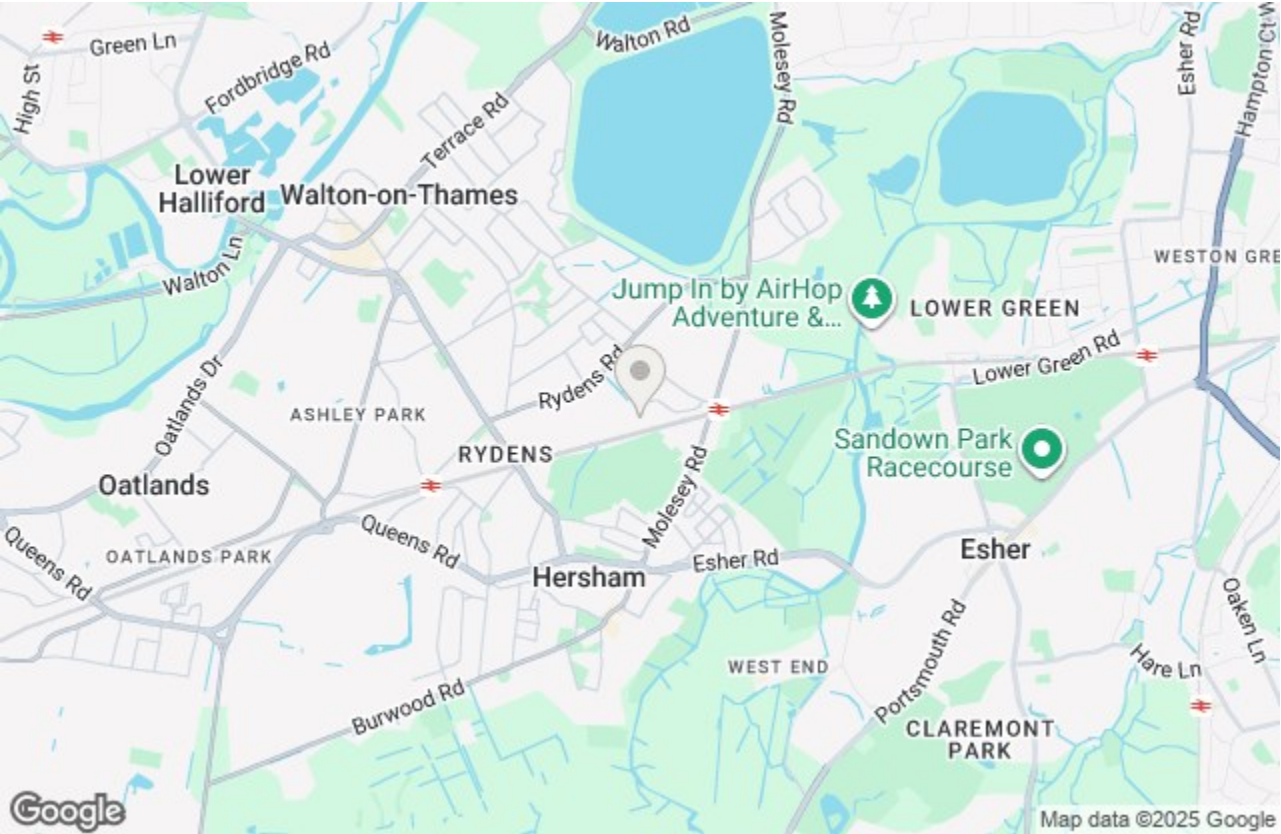
£499,000 Freehold

Nestled in the tranquil setting of Colne Drive, Walton-On-Thames, this charming three-bedroom family home offers a perfect blend of comfort and convenience. Overlooking a picturesque green, the property is ideally situated just a short stroll from Hersham mainline station, making it an excellent choice for commuters. Families will appreciate the proximity to well-regarded local schools, ensuring that education is easily accessible.

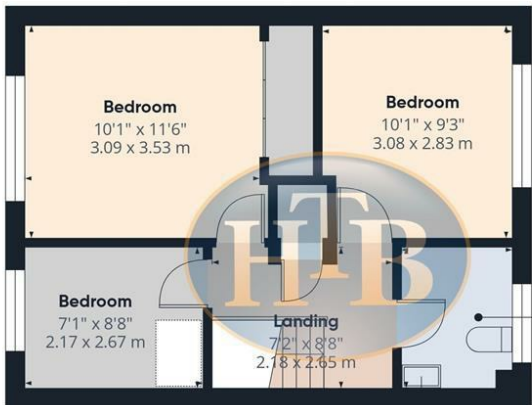
The house is well presented throughout, featuring an inviting open-plan kitchen and family room that creates a warm and welcoming atmosphere for both relaxation and entertaining. A convenient downstairs cloakroom adds to the practicality of the layout. The property boasts three bedrooms, providing ample space for family living and a modern family bathroom.

Outside, the pretty rear garden is a delightful retreat, complete with a detached outhouse that can serve as a workshop or additional storage space. For those with a vehicle or requiring extra storage the added benefit of a garage in a nearby block enhances the property's appeal.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a growing family or looking for a peaceful place to settle, this property on Colne Drive is a wonderful opportunity not to be missed.



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Excluding garage
Approximate total area¹⁾
969 ft²
90 m²
Reduced headroom
13 ft²
1.2 m²

(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



- THREE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING
- WELL PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM
- GARAGE IN NEARBY BLOCK
- CLOSE TO MAINLINE STATION
- DOWNSTAIRS CLOAKROOM
- STUDIO/WORKSHOP TO REAR
- QUIET LOCATION
- NO ONWARD CHAIN

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

