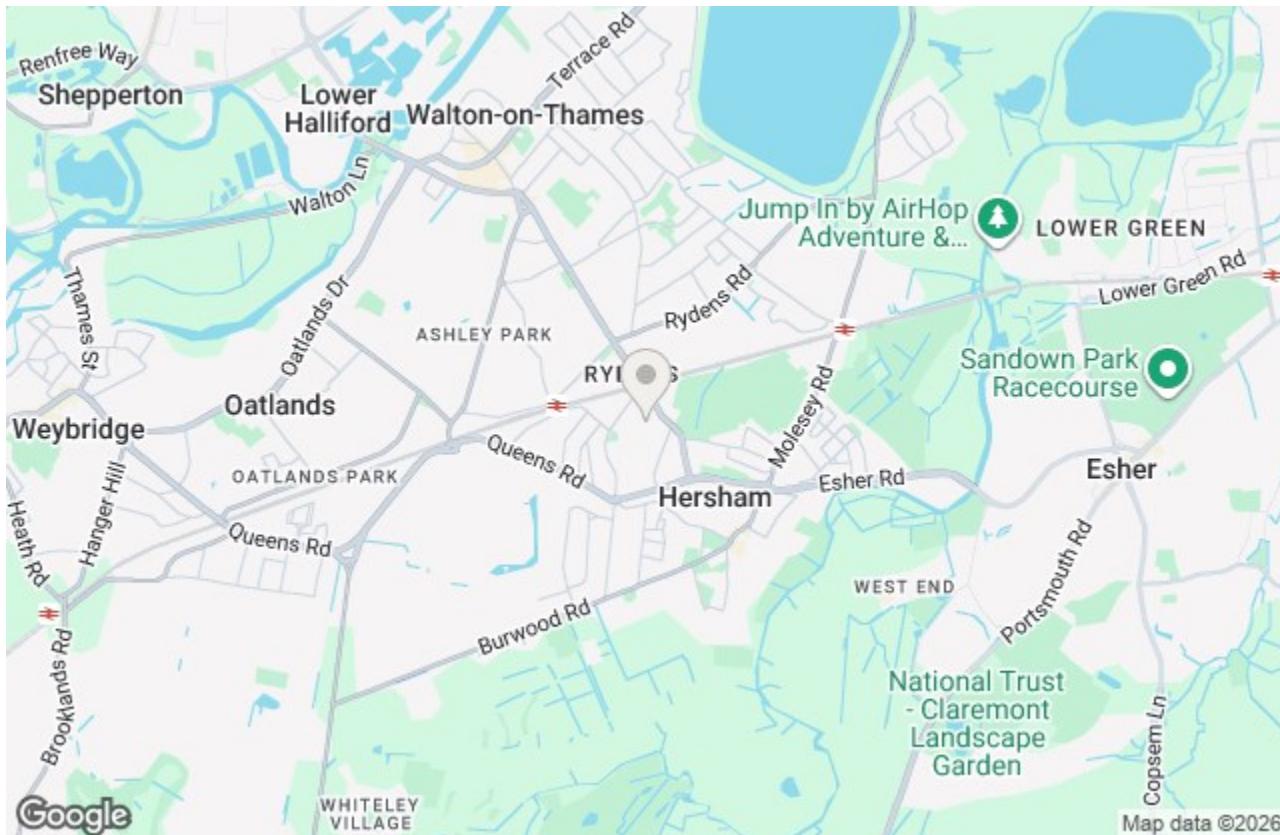


## 1, Hersham Gardens, Walton-On-Thames, KT12 5NP

| 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 |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |



**Per Calendar Month £1,850 Per Calendar Month**

We are pleased to offer this modern two bedroom semi-detached house in a cul-de-sac location within a short walk to Walton station. Its well planned accommodation briefly comprising entrance lobby with stairs to the first floor landing, spacious lounge with French doors to the garden, kitchen with the usual appliances and attractive white tiling & an under stairs storage cupboard. On the first floor there is a master bedroom benefitting from fitted wardrobes, a second double bedroom and the bathroom which has a shower over bath. Externally there is small easy to maintain rear garden with a lawn and decking. In the garden is also a garage with eaves storage to the roof. Available beginning of March - Council tax band D.

# Hersham Gardens, Walton-On-Thames, KT12 5NP



- SEMI DETACHED
- GARDEN TO REAR
- ALLOCATED PARKING

- TWO DOUBLE BEDROOMS
- GARAGE
- AVAILABLE NOW