



16, Church Green, Walton-On-Thames, KT12 4JA

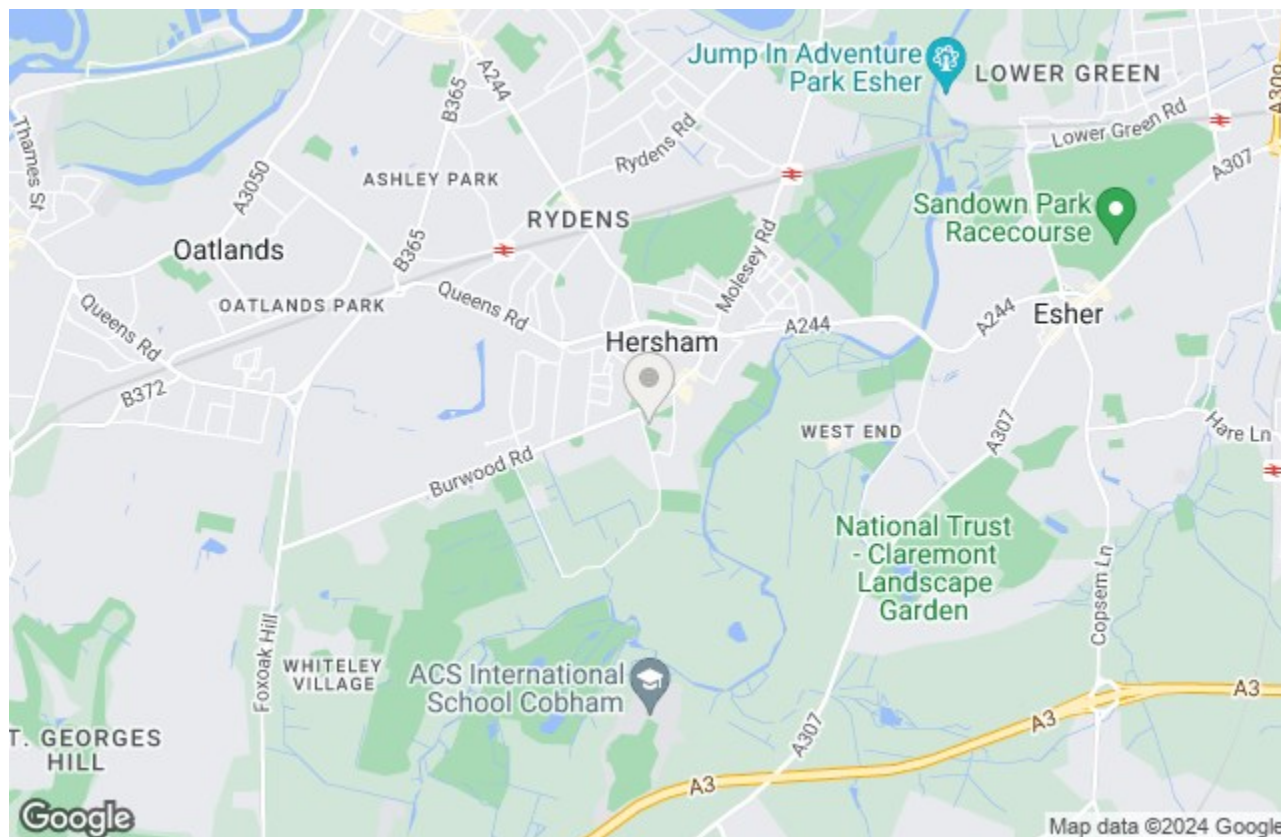
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

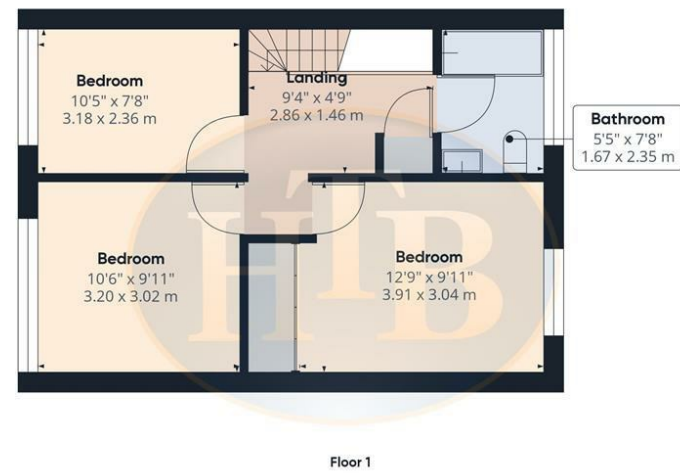
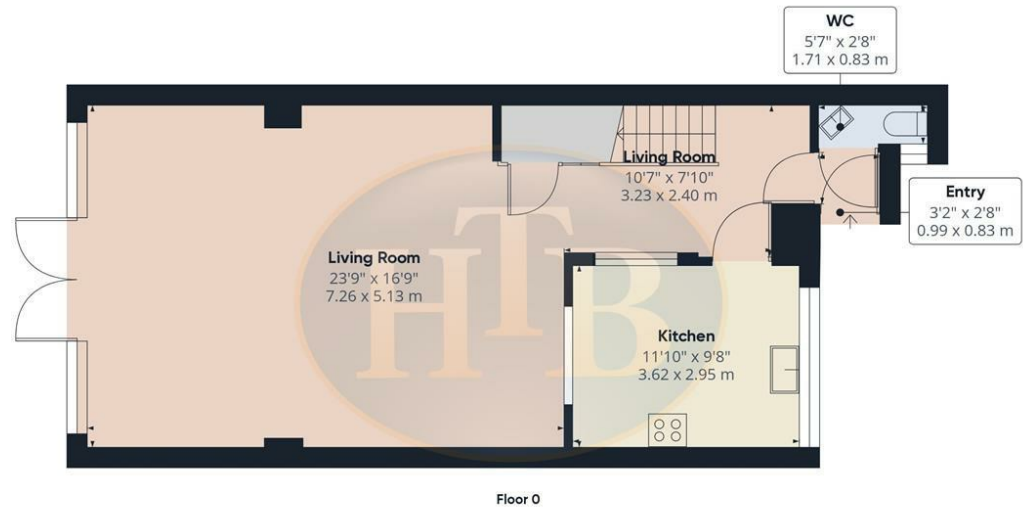


£575,000 Freehold

We are delighted to offer this three bedroom extended family home located within the ever popular Church Green development just off the picturesque Back Green in the hart of Hersham village. Conveniently positioned for the popular Hersham schools, local pubs, restaurants and supermarkets, this wonderful home is worthy of an internal viewing. Offered for sale with no onward chain the accommodation includes a downstairs cloakroom, open plan living room/dining room with Velux sky lights and double glazed doors to rear garden. The modern fitted kitchen has a good range of units and breakfast bar and also has an open feel. On the first floor you will find three good size bedrooms and modern three piece family bathroom. The rear garden includes a low maintenance artificial lawn, high fencing and rear pedestrian access. There is also a garage available in nearby block. These popular homes are rare to the market so act early to avoid disappointment. Call our Walton office today for further details. EPC D.



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Approximate total area¹
1083.29 ft²
100.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- NO ONWARD CHAIN
- OPEN PLAN LIVING/DINING ROOM
- POPULAR HERSHAM SCHOOLS NEARBY
- DOWNSTAIRS WC
- RESIDENTS PATHWAY TO HERSHAM VILLAGE
- THREE BEDROOMS
- CLOSE TO HERSHAM VILLAGE
- GARAGE IN BLOCK
- POPULAR CUL DE SAC OFF BACK GREEN
- MUST BE SEEN

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