


6, Weir Road, Walton-On-Thames, Surrey, KT12 2LE

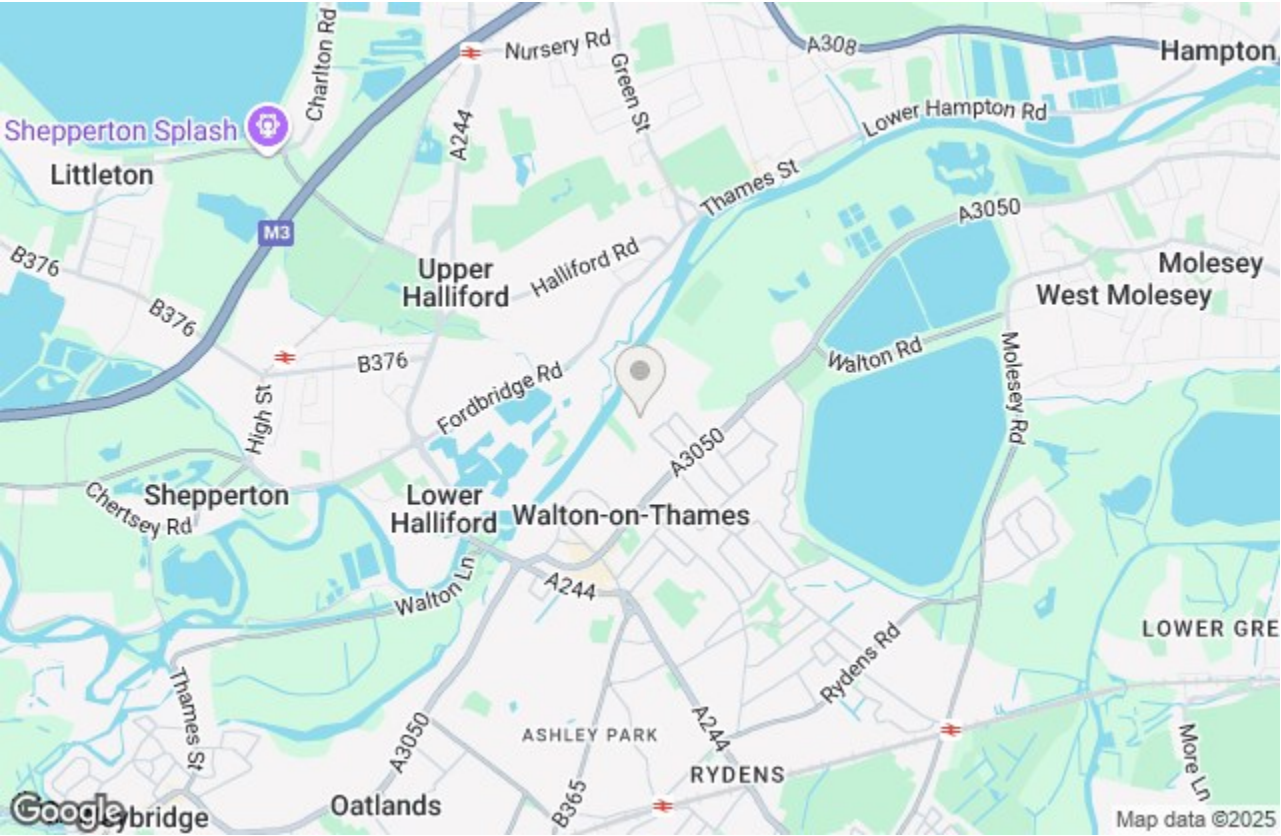
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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
		



Offers In Excess Of £700,000 Freehold

We are thrilled to present this beautifully extended and impeccably styled semi-detached home, nestled within a popular, quiet location just a short stroll from the picturesque River Thames towpath. Enjoy the convenience of charming riverside pubs, local shops, and Walton-on-Thames town centre, all within easy walking distance.



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- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM WITH FEATURE SKY LANTERN
- HEATHSIDE SCHOOL CATCHMENT
- TWO STUDIO/GARDEN ROOMS
- TWO BATHROOMS
- SKILFULLY EXTENDED
- CLOSE TO RIVER THAMES TOWPATH
- BRAND NEW BATHROOM
- SEMI DETACHED FAMILY HOME
- OFF STREET PARKING

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

