

111a, Carlton Road, Walton-On-Thames, KT12 2DH

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 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	



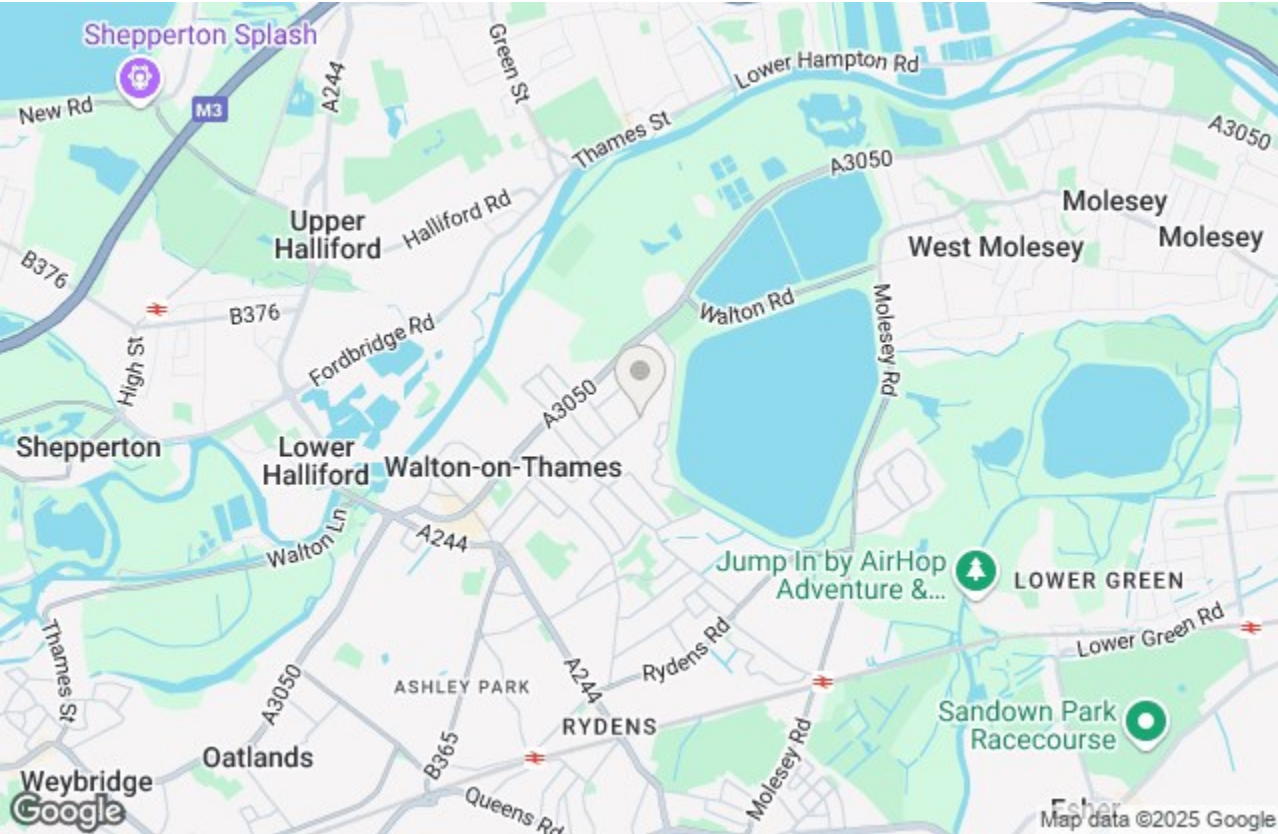
£599,950 Freehold

Harmes Turner Brown are pleased to bring to the market this well-presented three bedroom detached home, located in a popular residential road within easy reach of Walton-on-Thames town centre and the River Thames.

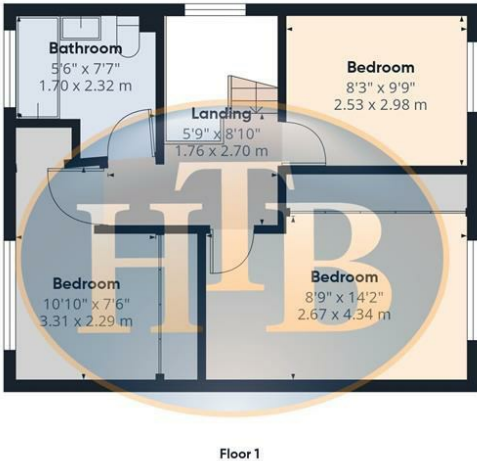
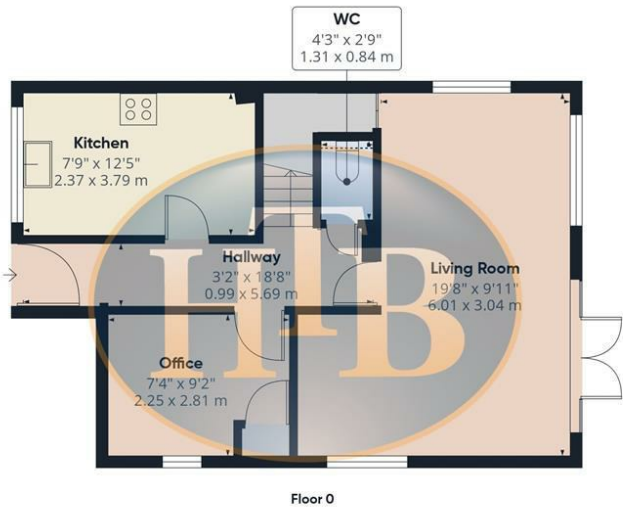
The property has been thoughtfully updated by the current owners to offer a well-balanced layout ideal for modern family living. On the ground floor, you'll find a generous reception room with views over the rear garden, stylish Onyx-effect tiled flooring, and the added comfort of underfloor heating. There's also a useful separate room which could be used as a home office or playroom, a downstairs cloakroom, and a smartly refitted kitchen with a good range of storage and workspace.

Upstairs, there are three light and airy bedrooms and a modern family bathroom, continuing the bright and neutral décor throughout.

The rear garden offers a good level of privacy and is mainly laid to lawn, with well-stocked flowerbeds and a patio area. To the front, there is a private driveway with off-street parking for two vehicles, along with access to an integral store.



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Approximate total area⁽¹⁾
917 ft²
85.1 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- THREE BEDROOMS
 - SUNNY REAR GARDEN
 - SHORT WALK TO WALTON TOWN CENTRE AND RIVER THAMES
 - CATCHMENT ZONE FOR POPULAR SCHOOLS
 - TWO RECEPTION ROOMS
- SKILFULLY REFURBISHED DETACHED HOUSE
 - DRIVEWAY FOR TWO CARS
 - POPULAR RESIDENTS ROAD
 - MODERN FITTED KITCHEN
 - COUNCIL TAX BAND E

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