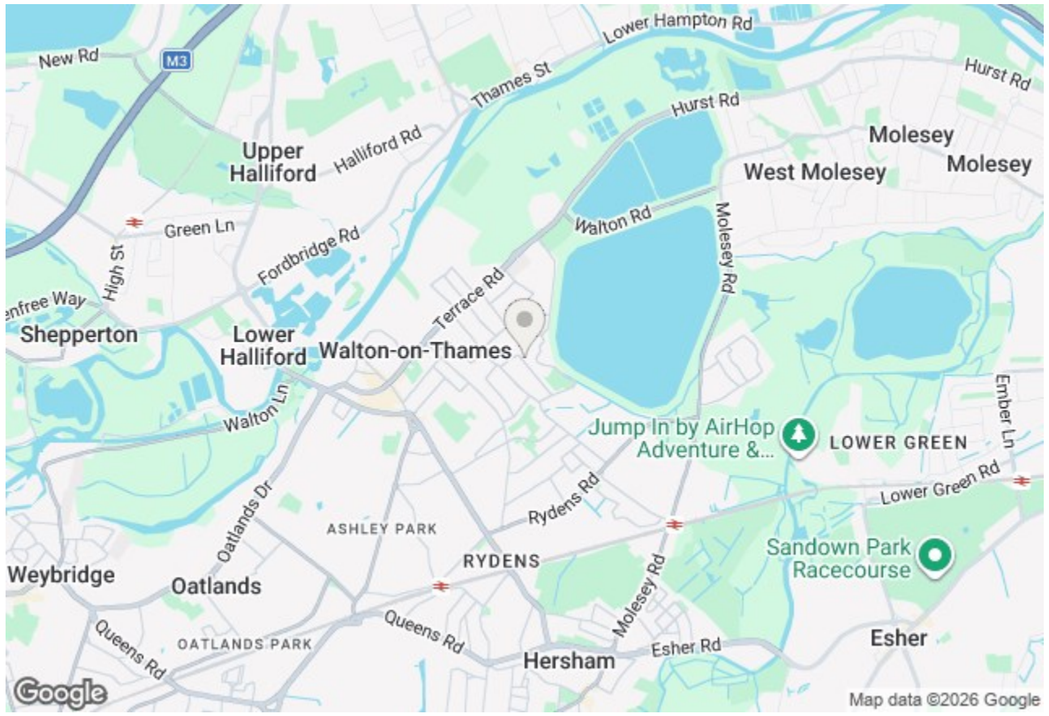
Harmes Turner Brown

11, Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ



£2,500 Per Calendar Month

Harmes Turner Brown are pleased to offer this well presented three bedroom semi-detached family home in a sought after area. The accommodation briefly comprises an entrance hallway with feature stained glass window, a bay fronted living room, and an open plan kitchen dining room with modern fitted kitchen, breakfast bar and integrated appliances. To the rear, there is a utility room and walk-in wet room with shower and WC.
To the first floor are three bedrooms and a modern three piece family bathroom. Externally, the rear garden is paved for ease of maintenance and there is a detached garage providing storage. To the front, the property offers off street parking via a private driveway. Please call 01932 222266 to arrange a viewing. Council tax band E. Available beginning of December.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	61	
(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		74
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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The Property Ombudsman
Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ



















- THREE BEDROOMS
- TWO FAMILY BATHROOMS
- PRIVATE DRIVEWAY
- DETACHED GARAGE
- AVAILABLE 01/12/2026
- OPEN PLAN FITTED KITCHEN DINING ROOM
- UTILITY ROOM
- SEMI DETACHED
- COUNCIL TAX BAND E