

## 17, First Avenue, Walton-On-Thames, KT12 2HN

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>83</b>               |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>73</b>                                   |                         |
| <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) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |



### Offers In Excess Of £500,000 Freehold

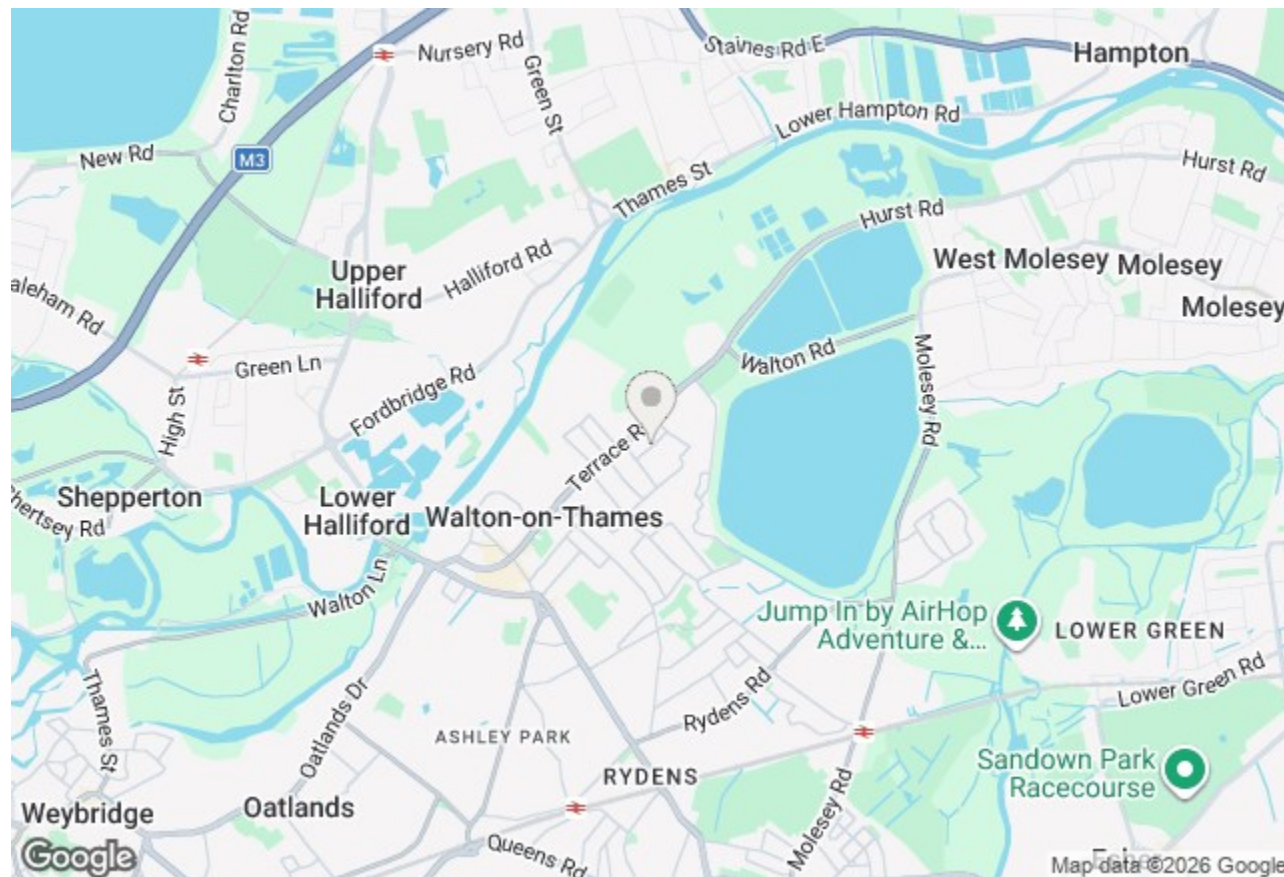
We are delighted to offer this delightful semi-detached extended home on First Avenue offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for families or professionals seeking a peaceful retreat while remaining close to essential amenities.

The modern family bathroom is tastefully designed, providing a refreshing space for relaxation. The home boasts two separate reception rooms, allowing for versatile living arrangements, whether you desire a cosy lounge or a formal dining area. Additionally, an office space is included, perfect for those who work from home or require a quiet area for study.

The heart of the home is undoubtedly the modern kitchen/breakfast room, which is well-equipped and designed for both cooking and casual dining. This space is perfect for entertaining guests or enjoying family meals.

Outside, the property features a private drive, ensuring off-street parking for your convenience. The location is particularly appealing, being in close proximity to popular schools and local shops, making daily life both easy and enjoyable.

This semi-detached home is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.



# First Avenue, Walton-On-Thames, KT12 2HN

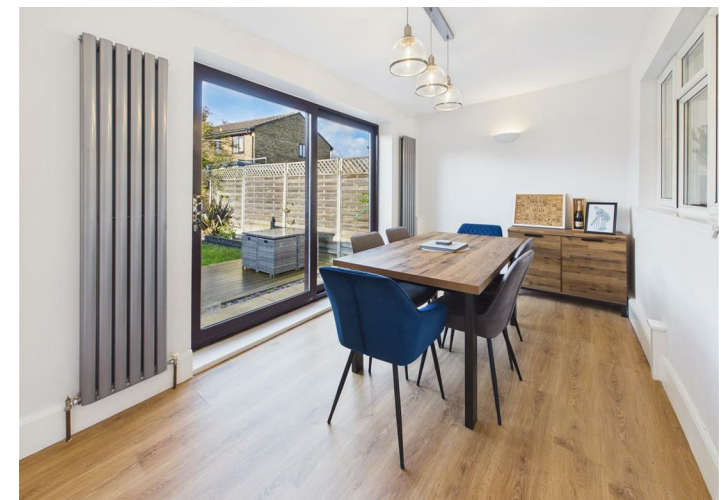
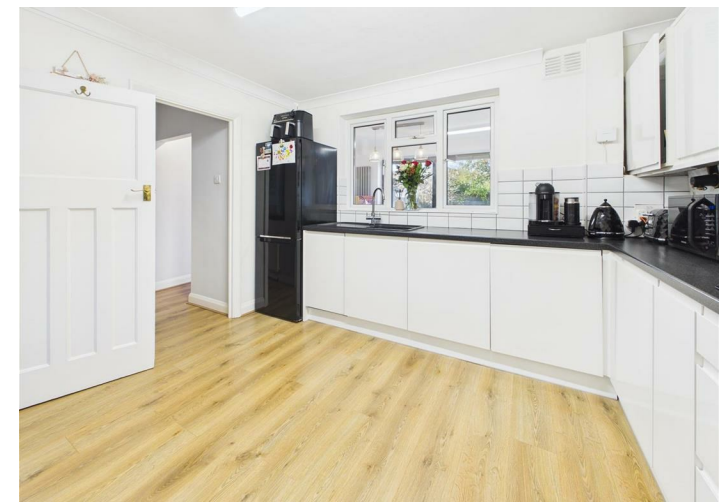


Approximate total area\*  
820 ft<sup>2</sup>  
76.18 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- SEPARATE OFFICE/STUDY
- CLOSE TO LOCAL SHOPS AND POPULAR SCHOOLS
- PRIVATE REAR GARDEN
- INTERNAL VIEWINGS HIGHLY RECOMMENDED
- TWO SEPARATE RECEPTION ROOMS
- PRIVATE DRIVEWAY FOR OFF STREET PARKING
- TWO GOOD SIZE BEDROOMS
- MODERN FAMILY BATHROOM
- EPC C

