Harmes Turner Brown

35, Trenchard Close, Walton-On-Thames, KT12 5QT

£490,000 Freehold

Harmes Turner Brown are delighted to offer this beautifully presented three-bedroom Neo-Georgian home, situated in a highly regarded cul-de-sac in the heart of Hersham Village.

The property offers bright and spacious accommodation throughout, with the ground floor comprising an entrance porch leading into a generous living room, which flows through to the dining area. Patio doors open directly onto the south-facing rear garden, creating a fantastic space for entertaining and family living.

The modern fitted kitchen offers an excellent range of wall and base units with integrated appliances and plenty of worktop space.

Upstairs are three well-proportioned bedrooms, two benefiting from fitted wardrobes, together with a modern family bathroom finished with a contemporary white suite and chrome fittings.

Outside, the property enjoys a low-maintenance southerly facing rear garden with a decked seating area, lawn and gated rear access. Further benefits include a garage and allocated parking space.

Ideally positioned for Hersham Village amenities, popular local schools and Walton-on-Thames Mainline Station, with trains into London Waterloo in approximately 28 minutes.

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	

INDEPENDENT ESTATE AGENTS www.htbproperty.com SALES • LETTINGS • MANAGEMENT

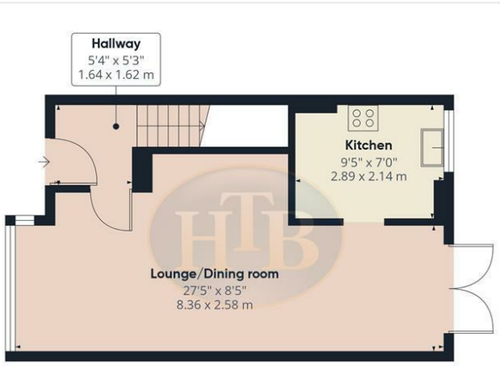
Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com

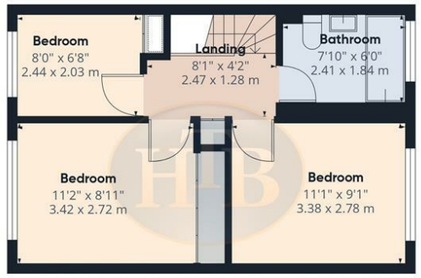
Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Registered address: 2 AC Court, High Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Trenchard Close, Walton-On-Thames, KT12 5QT



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

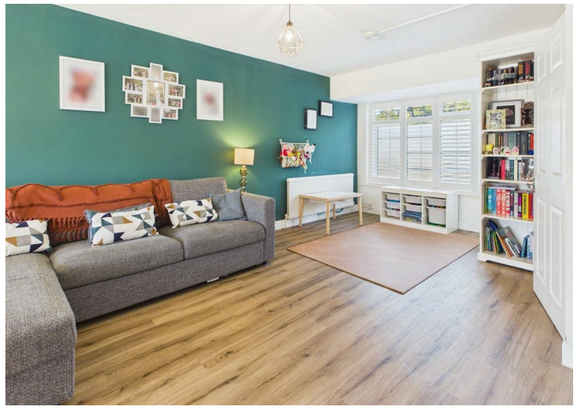
Approximate total area(1)

897 ft²

83.4 m²

(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

- THREE BEDROOM NEO-GEORGIAN HOME
- SOUTHERLY FACING REAR GARDEN
- SPACIOUS OPEN-PLAN LIVING/DINING ROOM
- MODERN FAMILY BATHROOM
- HEART OF HERSHAM VILLAGE
- EASY REACH OF WALTON-ON-THAMES MAINLINE STATION
- GARAGE & ALLOCATED PARKING SPACE
- MODERN FITTED KITCHEN
- TWO BEDROOMS WITH FITTED WARDROBES
- HIGHLY REGARDED CUL-DE-SAC LOCATION