

18, Stanley Gardens, Walton-On-Thames, KT12 4HB

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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 CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



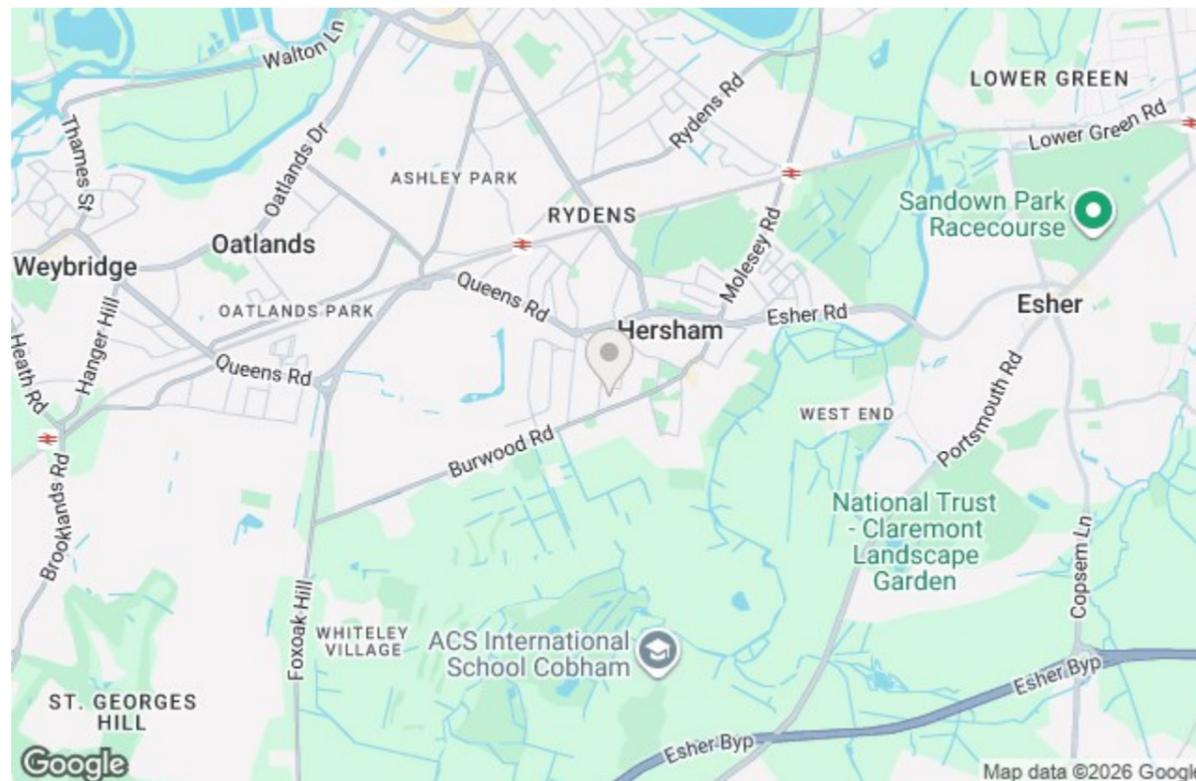
£575,000 Freehold

Nestled in the private gated cul-de-sac of Stanley Gardens, this modern end-of-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, including a contemporary open-plan lounge and dining area that seamlessly connects to a modern fitted kitchen. This layout is ideal for both entertaining guests and enjoying family time.

The ground floor also features a convenient downstairs cloakroom, enhancing the practicality of the living space. Step outside to discover a private rear garden, a perfect retreat for relaxation or outdoor activities. Residents parking is available, ensuring that you and your guests have easy access.

Location is key, and this property does not disappoint. It is situated close to the highly regarded Hershams schools, making it an excellent choice for families. Additionally, Walton mainline station is within easy reach, providing quick access to London and beyond. The charming shops of Hershams village are also nearby, offering a variety of amenities for your everyday needs.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a peaceful community, this property is a wonderful opportunity not to be missed.



Stanley Gardens, Walton-On-Thames, KT12 4HB



- NO ONWARD CHAIN
- PRIVATE GATED CUL DE SAC
- RESIDENTS PARKING SPACE
- MODERN FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- POPULAR HERSHAM SCHOOLS AND VILLAGE CLOSE BY
- OPEN PLAN FEEL WITH TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT



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