

# Harmes Turner Brown

18, Severn Drive, Walton-On-Thames, Surrey, KT12 3BQ

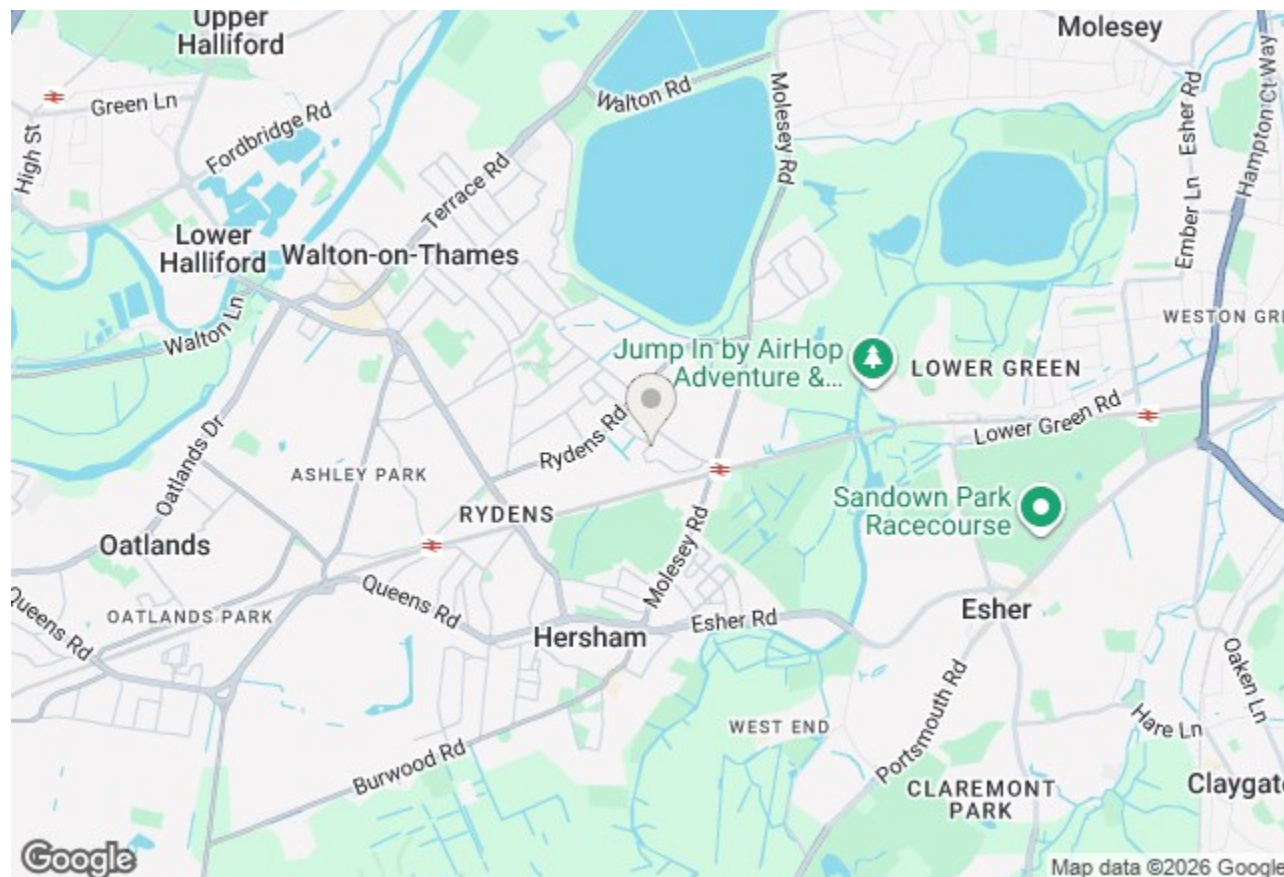
| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 | 100                     | 100                                                                               |
| (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 <sub>2</sub> ) Rating                  |                         |                                                                                     |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                                                                                     |
| England & Wales                                                 | EU Directive 2002/91/EC |  |



**£830,000 Freehold**

Harmes Turner Brown Walton are delighted to offer this four bedroom detached family home located in the ever popular Rydens area within a short walk of Hersham mainline station (London Waterloo approx 27 mins). The spacious accommodation briefly comprises entrance hall, downstairs cloakroom, front aspect living room which opens onto the dining area with doors out to the rear garden. The kitchen overlooks the rear garden and has a great range of cupboards along with space for the usual appliances, the kitchen leads into the separate family room which gives access out to the garden. On the first floor there are four good size bedrooms, the master has a great size en-suite shower room and there is a newly fitted family bathroom. Externally to the front is a lawned garden area and private drive providing off street parking leading to the garage. The rear garden stretches approx 60ft with a large expanse of lawn with mature flower and shrub borders and many fruit trees. Another notable feature of this property are the roof mounted solar panels which will provide a great benefit to the new owners. Call Harmes Turner Brown on 01932 222266 to arrange a viewing.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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

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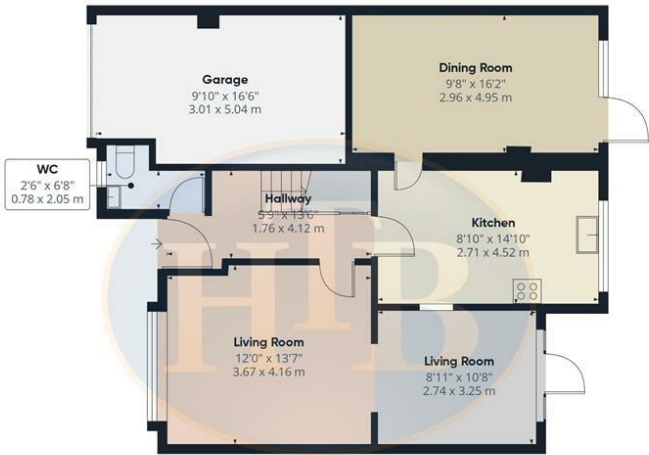
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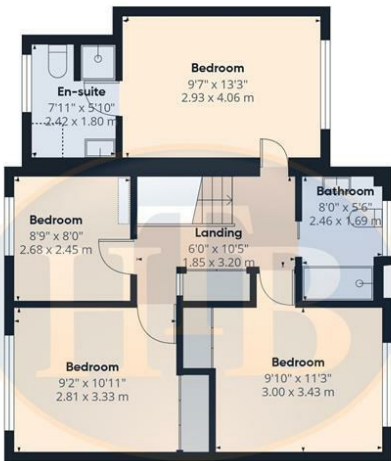
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Floor 0



Floor 1



Approximate total area<sup>m</sup>  
1383 ft<sup>2</sup>  
128.4 m<sup>2</sup>  
Reduced headroom  
5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



- FOUR BEDROOMS
- APPROX 1/4 MILE TO STATION
- EN-SUITE TO MASTER
- DEATCHED FAMILY HOME
- THREE RECEPTION ROOMS
- GARAGE
- DOWNSTAIRS CLOAKROOM
- APPROX 60FT GARDEN
- OFF STREET PARKING
- CUL DE SAC LOCATION

