

17, The Furrows, Walton-On-Thames, Surrey, KT12 3JQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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		



Offers In Excess Of £764,000 Freehold

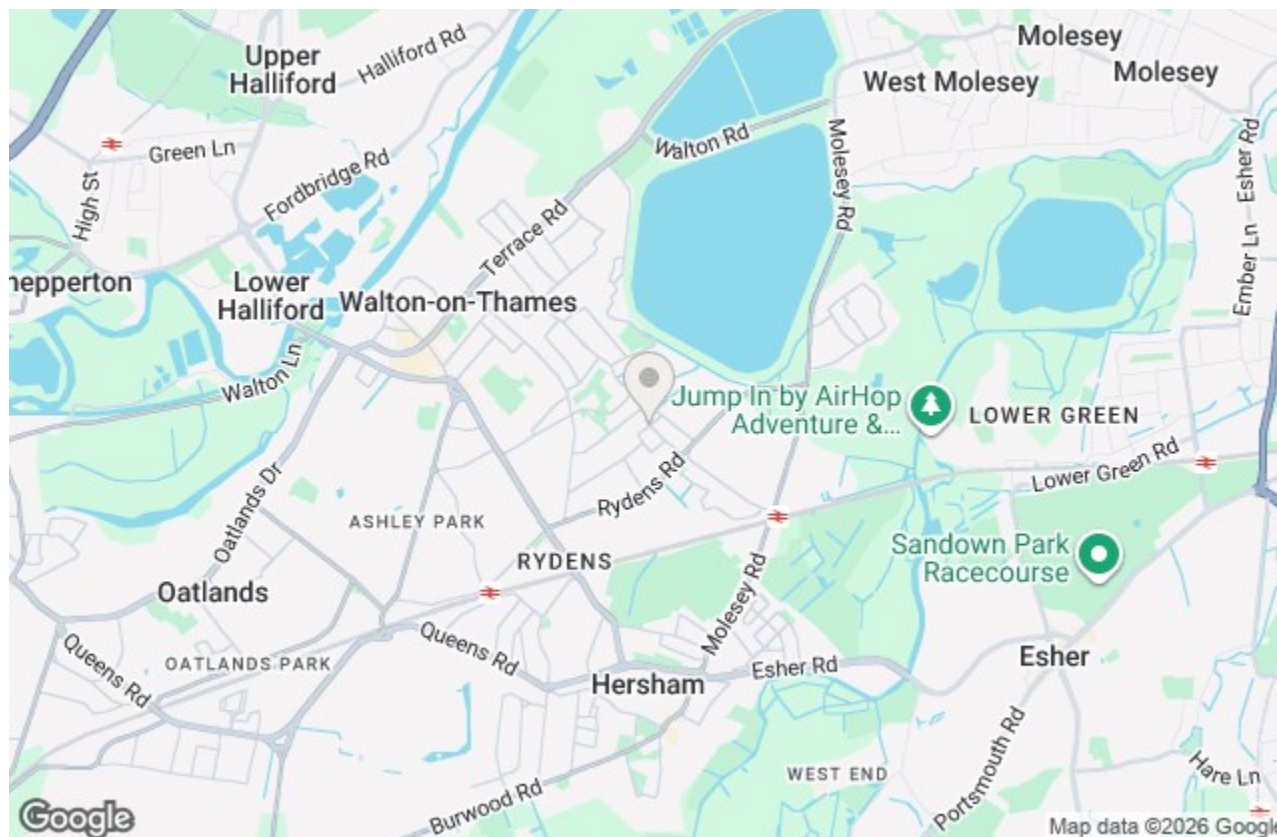
Conveniently located in the desirable area of The Furrows, Walton-On-Thames, this skilfully extended semi-detached family home offers a perfect blend of space and comfort. Boasting four bedrooms, this property is ideal for families seeking a welcoming environment. The home features three inviting reception rooms with a bay fronted living room, separate dining room and family room overlooking the rear garden, all providing ample space for relaxation and entertaining guests.

The modern fitted kitchen/breakfast room includes a good range of eye and base level units and there is the advantage of a separate utility room and downstairs cloakroom.

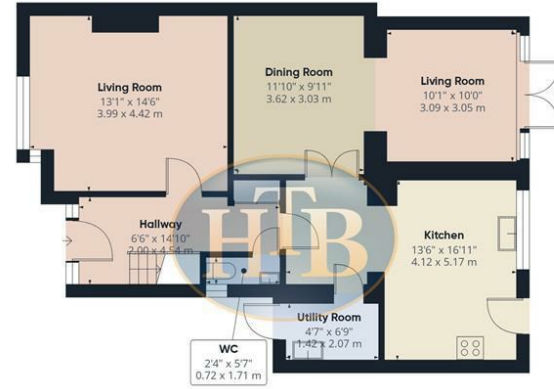
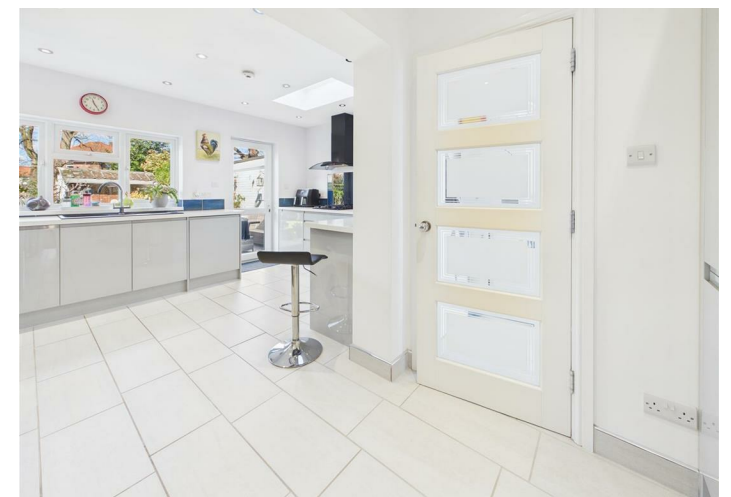
One of the standout features of this property is the large driveway, which accommodates parking for several vehicles, ensuring convenience for both residents and visitors. Additionally, a detached garage/workshop at the rear of the property presents an excellent opportunity for storage or hobbies.

The beautifully maintained mature garden offers a private oasis, perfect for enjoying sunny afternoons or hosting family gatherings. Its tranquil setting enhances the overall appeal of the home, making it a delightful retreat from the hustle and bustle of daily life.

Situated in a popular location, this property is just a short walk from local schools and Hersham mainline station, providing easy access to transport links for commuting or exploring the surrounding areas. This home truly represents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family residence.



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Approximate total area[®]
 1542 ft²
 143.3 m²
 Reduced headroom
 39 ft²
 3.6 m²

(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
- POPULAR RESIDENTIAL ROAD
- MAINLINE STATIONS CLOSE BY
- BEAUTIFUL PRIVATE GARDEN TO REAR WITH DETACHED GARAGE/WORKSHOP
- BEAUTIFULLY PRESENTED THROUGHOUT

- EXTENDED SEMI DETACHED FAMILY HOME
- SHORT WALK TO LOCAL SCHOOLS
- DOWNSTAIRS CLOAKROOM AND UTILITY
- OFF STREET PARKING FOR SEVERAL VEHICLES ON PRIVATE DRIVE
- THREE RECEPTION ROOMS PLUS MODERN FITTED KITCHEN

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