

## 6, Milton Road, Walton-On-Thames, KT12 3HB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<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		



**£585,000 Freehold**

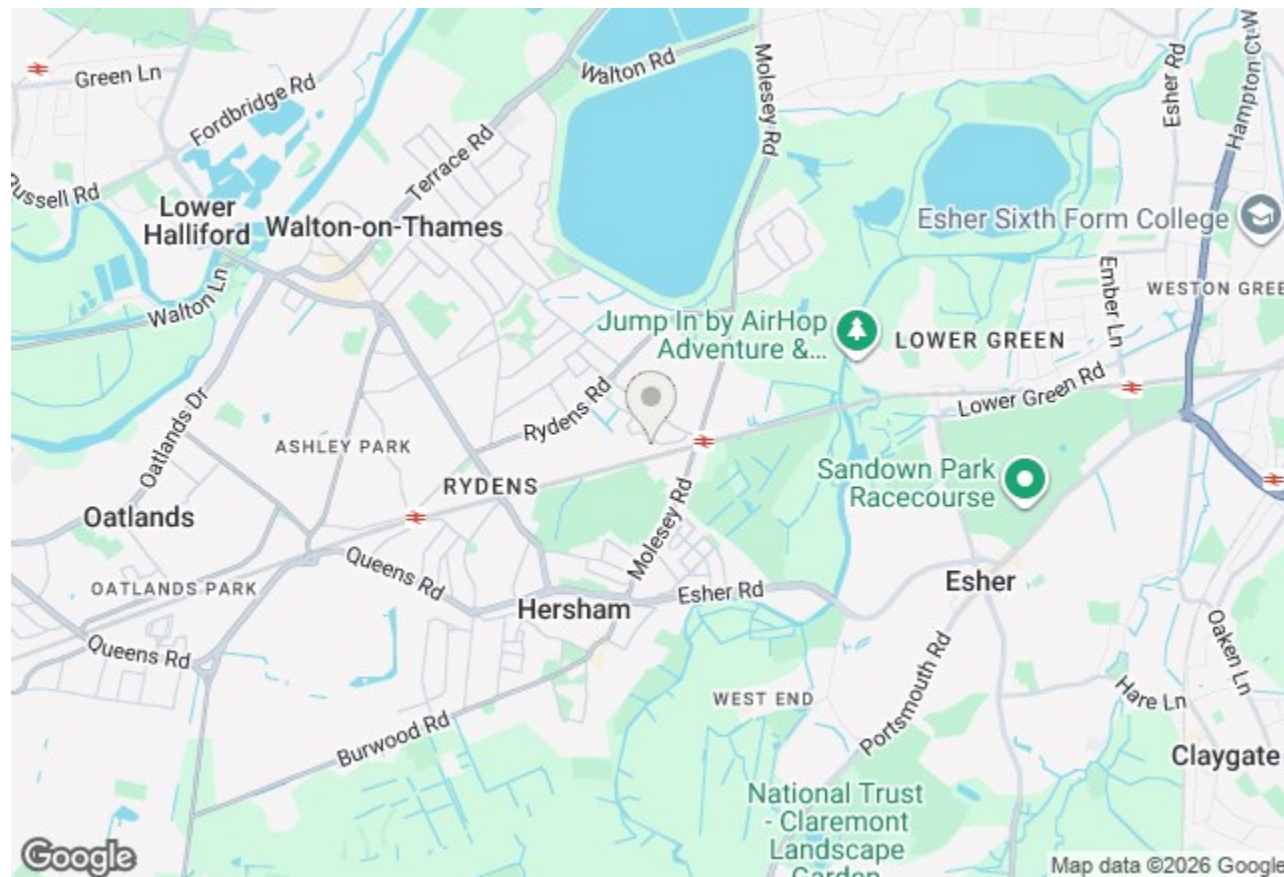
Conveniently located on Milton Road in the charming town of Walton-On-Thames, this delightful semi-detached house offers a perfect blend of comfort and convenience. Just a short stroll from Hershams mainline station and well-regarded schools, this property is ideally situated for families and commuters alike.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The extended kitchen/family room is a standout feature, enhanced by large 'Velux' skylights that flood the area with natural light, creating a warm and welcoming atmosphere. This space is perfect for family gatherings or casual dining.

The property comprises three well-proportioned bedrooms, ensuring plenty of room for family members or guests. Additionally, there is a conveniently located downstairs shower room and WC, adding to the practicality of the home.

Outside, the property benefits from a private drive, offering off-street parking, as well as a detached garage at the rear, providing extra storage or potential for a workshop.

This extended family home is a wonderful opportunity for those seeking a comfortable living space in a desirable location. With its blend of modern amenities and traditional charm, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.



# Milton Road, Walton-On-Thames, KT12 3HB



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- OFF STREET PARKING FOR SEVERAL VEHICLES PLUS GARAGE
- CLOSE TO POPULAR HERSHAM SCHOOLS
- UPSTAIRS BATHROOM
- WELL PRESENTED THROUGHOUT
- SKILFULLY EXTENDED TO PROVIDE LARGER KITCHEN/FAMILY ROOM TO REAR
- SHORT WALK TO HERSHAM MAINLINE STATION
- DOWNSTAIRS WC/SHOWER ROOM/UTILITY
- QUIET LOCATION IN THE POPULAR MILTON ROAD
- INTERNAL VIEWINGS HIGHLY RECOMMENDED