

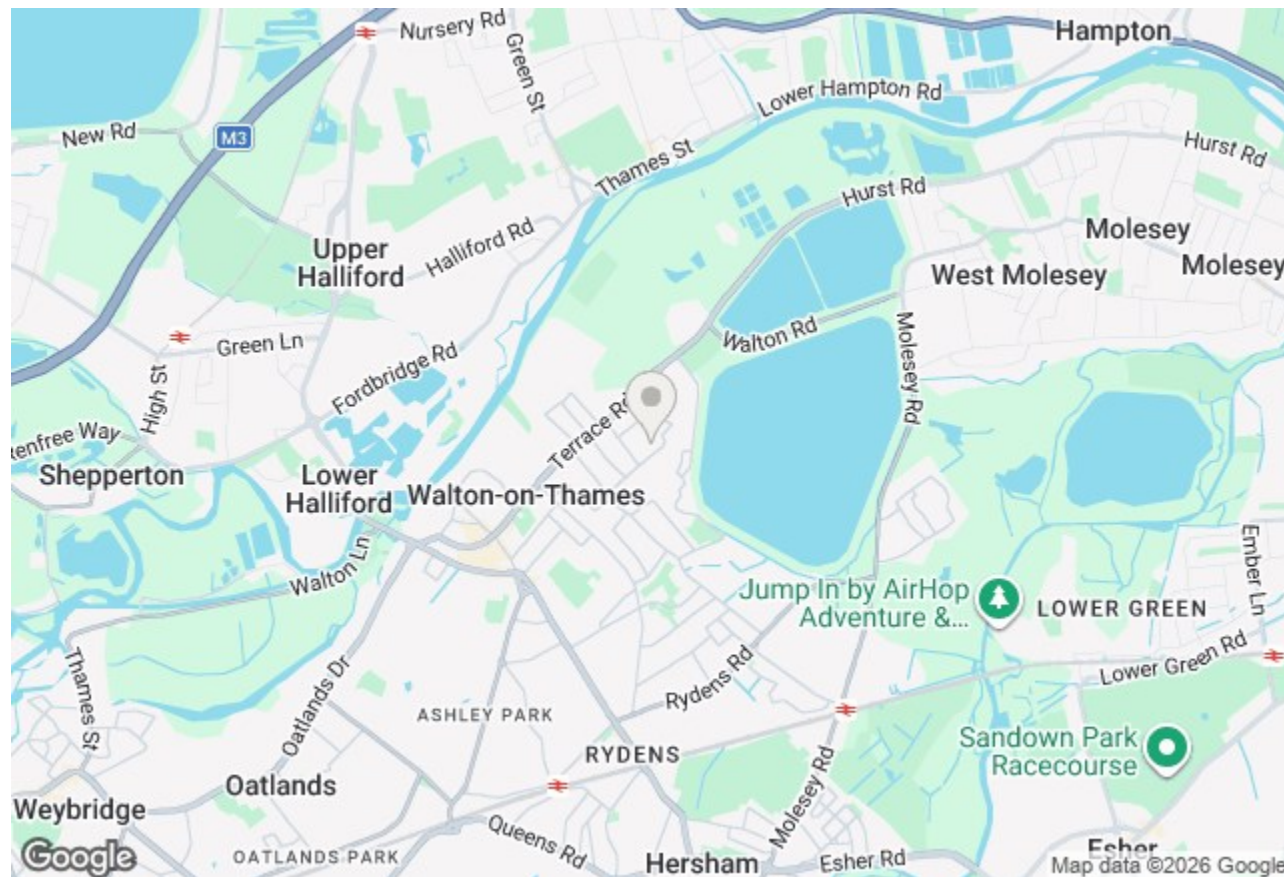
## 131, Carlton Road, Walton-On-Thames, KT12 2DH

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		

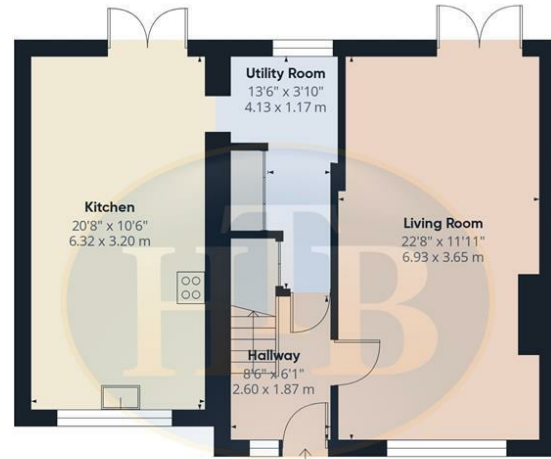


**£587,500 Freehold**

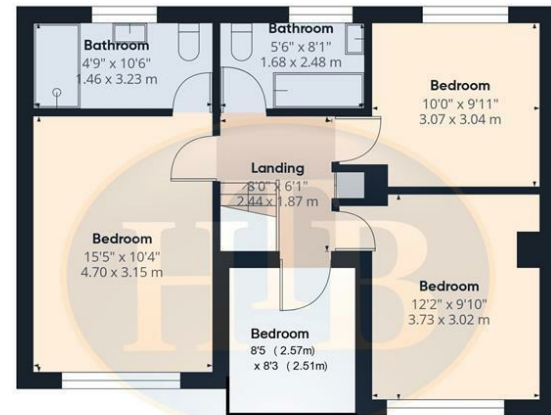


**FOUR BEDROOMS | TWO BATHROOMS | QUIET NO-THROUGH ROAD**  
 Harmes Turner Brown are delighted to offer this spacious four-bedroom semi-detached home, built in the 1950s and ideally positioned at the end of a quiet no-through road. The property provides well-balanced and generously proportioned accommodation throughout, comprising an entrance hall, a bright double-aspect living room with French doors opening onto the rear garden, a separate utility room, and a large kitchen/dining room. The kitchen is fitted with a modern range of high-gloss units and integrated appliances including a Zanussi double oven/microwave, induction hob and dishwasher, with ample space for dining. Upstairs, there are four well-sized bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms and features a freestanding bath. Externally, the property enjoys a private south-west facing rear garden, while to the front there is a newly shingled driveway providing off-street parking. Further benefits include gas central heating and double glazing throughout. The location is particularly appealing, being within walking distance of well-regarded local schools including Grovelands Primary School and Heathside Academy. The River Thames, with its popular riverside pubs, and the Xcel Leisure Centre are also close by. Presented in good decorative order throughout, this is an ideal family home offering generous living space in a sought-after and convenient setting.

# Carlton Road, Walton-On-Thames, KT12 2DH



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1149 ft<sup>2</sup>  
106.8 m<sup>2</sup>

(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



- FOUR BEDROOMS
- SOUTHWEST FACING GARDEN
- MASTER BEDROOM WITH EN-SUITE
- MODERN FITTED KITCHEN
- QUIET CUL-DE-SAC
- UTILITY ROOM
- LARGE SUNNY GARDEN

