

50, Wolsey Drive, Walton-On-Thames, KT12 3BA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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	



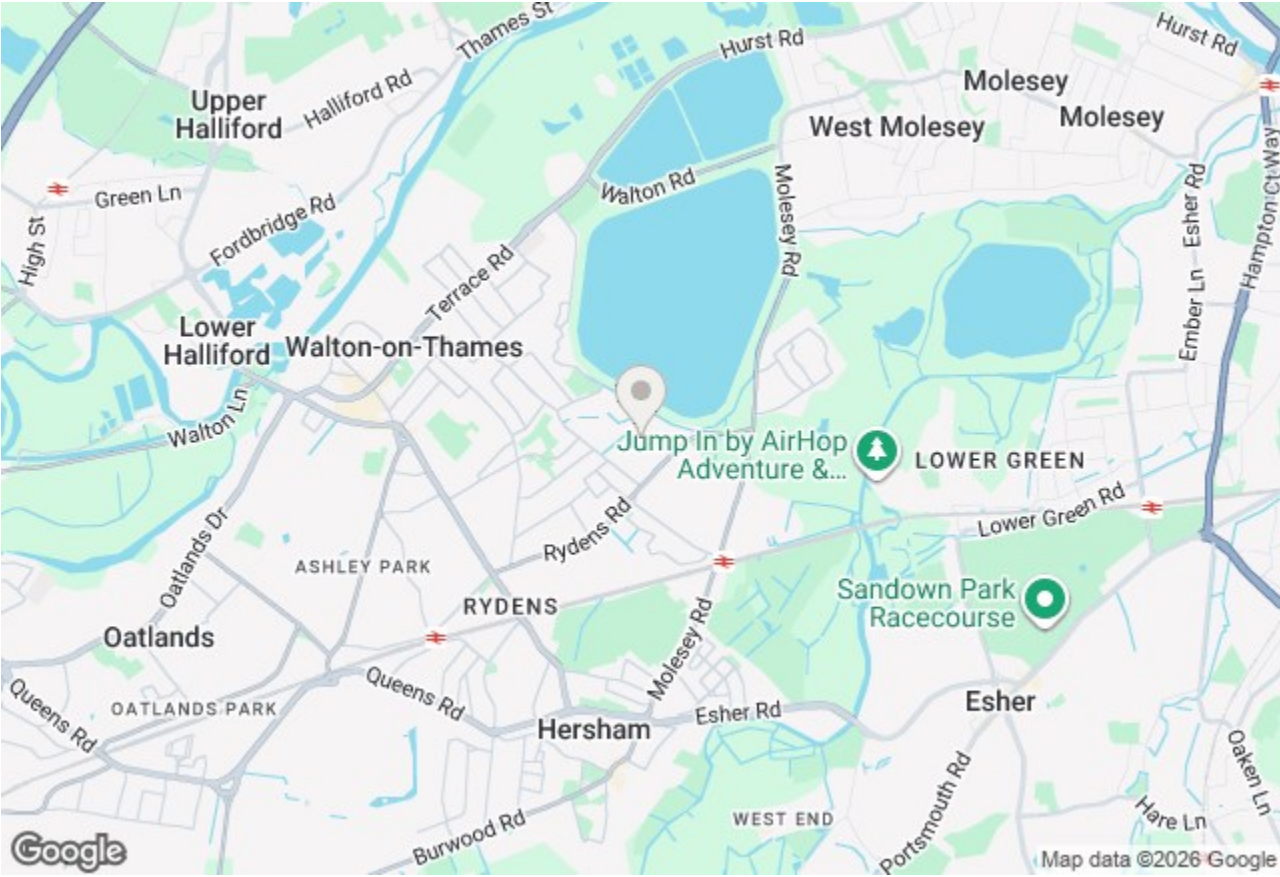
£800,000 Freehold

Harmes Turner Brown are delighted to offer this spacious and well-presented four bedroom semi-detached family home, situated in the popular Wolsey Drive area of Walton-on-Thames.

The property offers generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hallway leading through to a large living room, which flows into a bright conservatory overlooking the rear garden. There is also a separate dining area with a useful study section, ideal for those looking for additional space to work from home. The modern fitted kitchen offers an excellent range of cupboard and worktop space, together with a selection of integrated appliances.

Upstairs there are four well-proportioned bedrooms, with the impressive junior bedroom benefiting from its own en-suite bathroom complete with both a bath and separate shower. A further family shower room serves the remaining bedrooms.

Externally, the property benefits from a large driveway providing off-street parking for multiple vehicles, while to the rear is a good-sized, sunny and well-established garden, providing an excellent space for entertaining and family use. A fantastic family home offering generous accommodation and excellent parking, with internal viewing highly recommended.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



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

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



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

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Wolsey Drive, Walton-On-Thames, KT12 3BA



- SPACIOUS FOUR BEDROOM FAMILY HOME
 - GENEROUS LIVING ROOM OPENING INTO CONSERVATORY
 - MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
 - GOOD-SIZED SUNNY REAR GARDEN
- LARGE DRIVEWAY WITH PARKING FOR MULTIPLE CARS
 - SEPARATE DINING AREA WITH USEFUL STUDY SPACE
 - JUNIOR BEDROOM WITH EN-SUITE BATH & SEPARATE SHOWER

