

4, Felcott Road, Walton-On-Thames, KT12 5NS

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(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



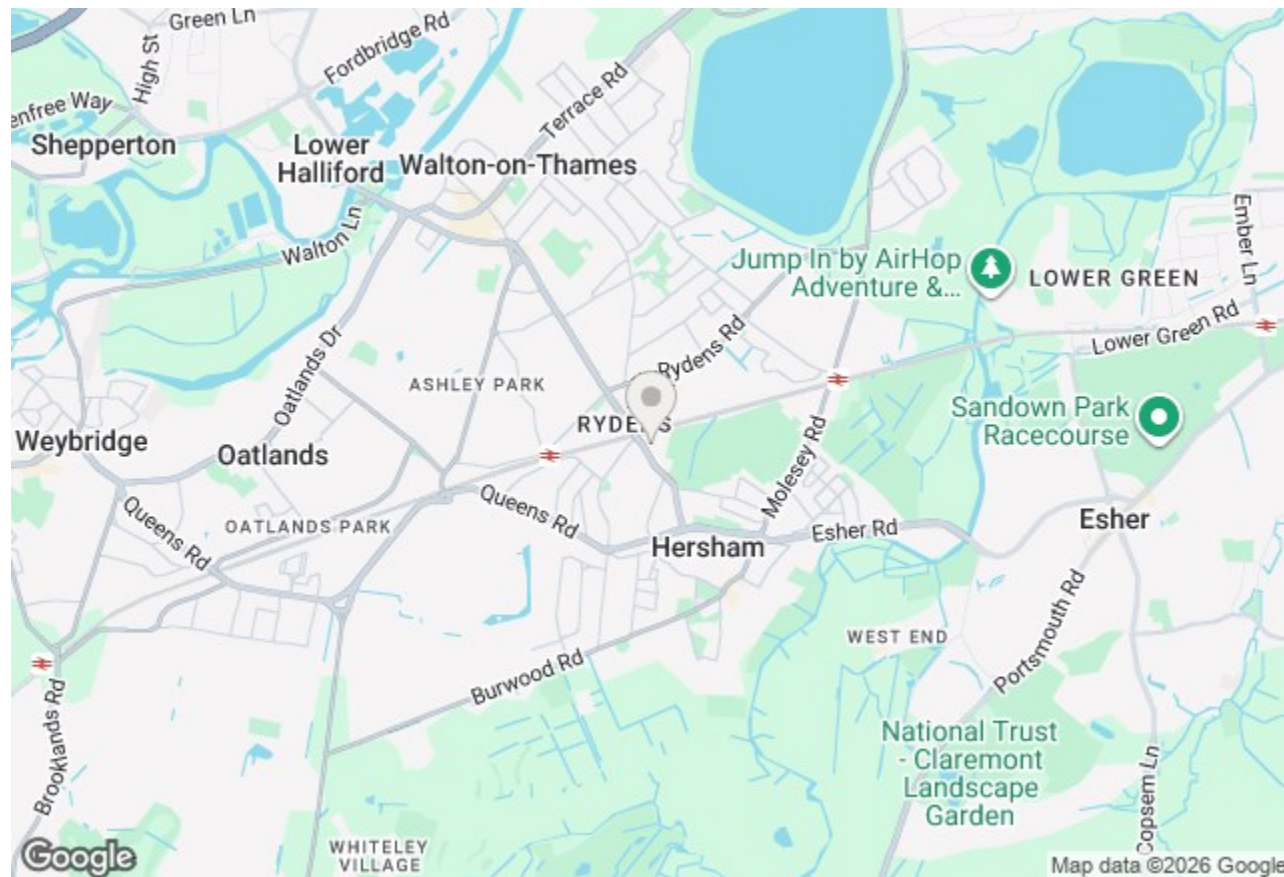
Asking Price £750,000 Freehold

Conveniently located in the cul de sac of Felcott Road in Hersham, Walton-On-Thames, this delightful semi-detached house is a perfect family home. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The house is beautifully presented throughout, showcasing character features that add to its appeal.

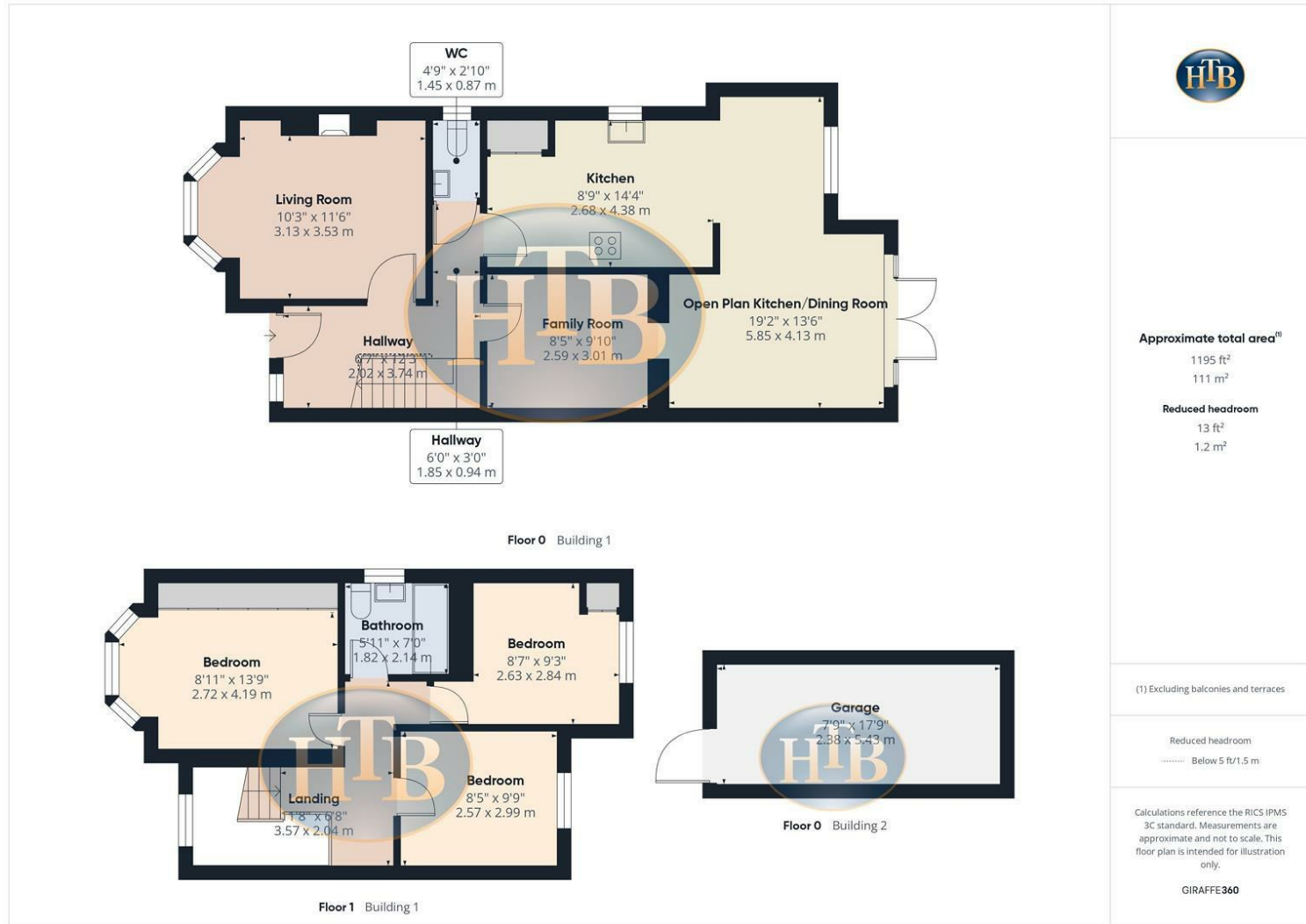
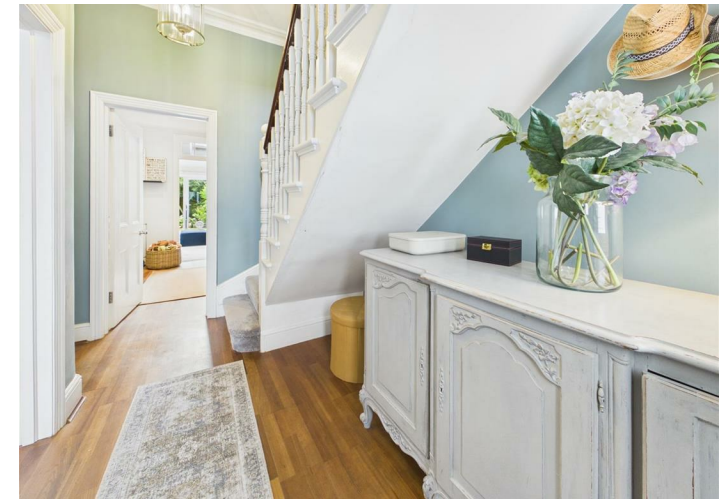
One of the standout features of this home is its private driveway, providing convenient off-street parking. The location is particularly advantageous, as it is just a short stroll from Walton mainline station, making commuting a breeze. Additionally, local shops and popular schools are within easy reach, catering to all your daily needs.

The property boasts a modern family bathroom upstairs and a downstairs cloakroom, enhancing its practicality for family life. The sunny rear garden is a lovely outdoor space, perfect for relaxation or entertaining, and it includes a detached garage that offers ample storage solutions.

Moreover, the house has been skilfully extended, providing generous living areas and the potential to further extend into the loft (subject to usual planning), should you wish to create even more space. This home truly combines character, convenience, and potential, making it an excellent choice for families looking to settle in a vibrant community. Don't miss the opportunity to make this charming property your own.



Felcott Road, Walton-On-Thames, KT12 5NS



- CHARACTER SEMI DETACHED FAMILY HOME
- DETACHED GARAGE FOR STORAGE
- SHORT WALK TO WALTON ON THAMES MAINLINE STATION
- THREE BEDROOMS
- SUNNY REAR GARDEN

- SKILFULLY EXTENDED TO PROVIDE THREE RECEPTION ROOMS
- PRIVATE DRIVEWAY FOR OFF STREET PARKING
- CLOSE TO POPULAR SCHOOLS AND LOCAL SHOPS
- DOWNSTAIRS CLOAKROOM
- EV CHARGER