

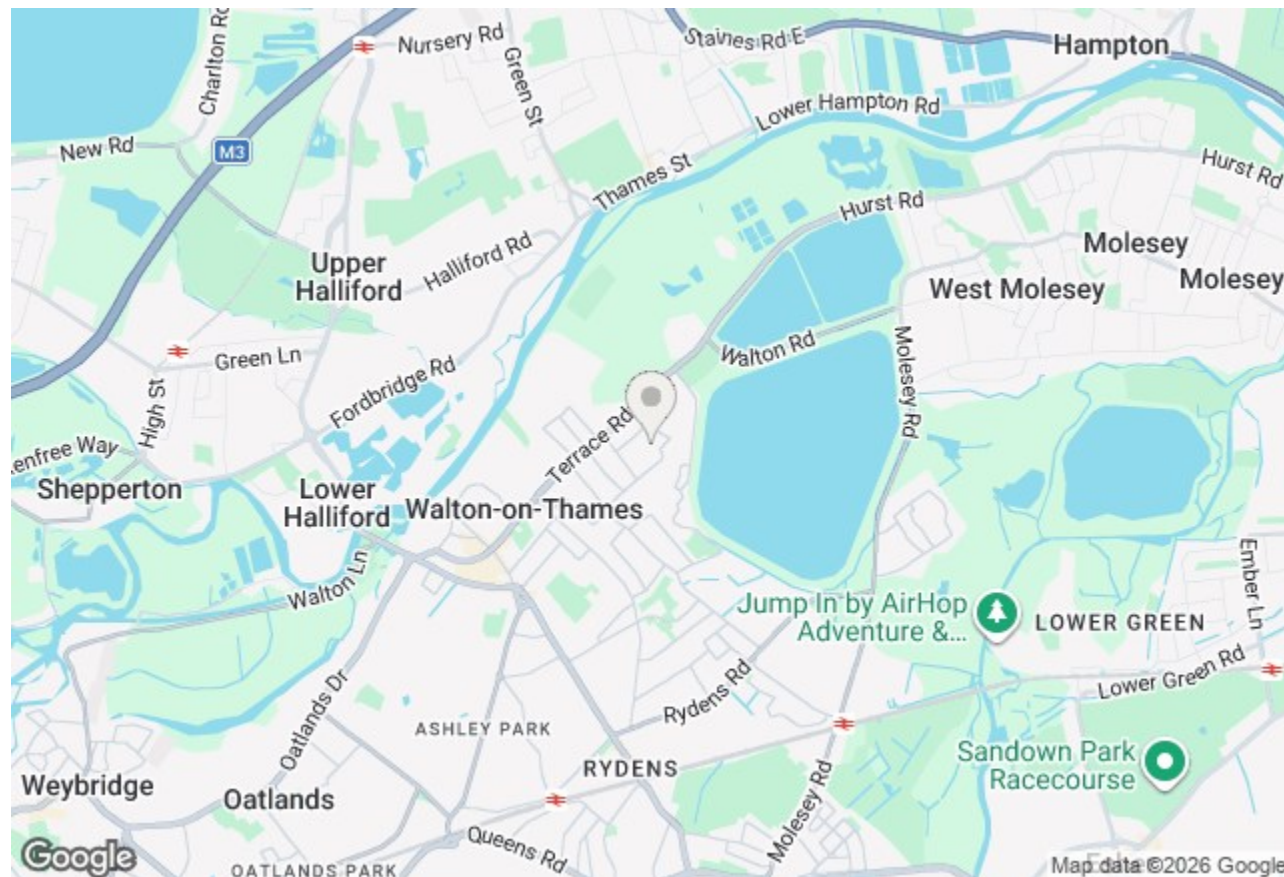
## 38, Second Avenue, Walton-On-Thames, KT12 2HW

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</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>76</b>	
<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



**£475,000 Freehold**



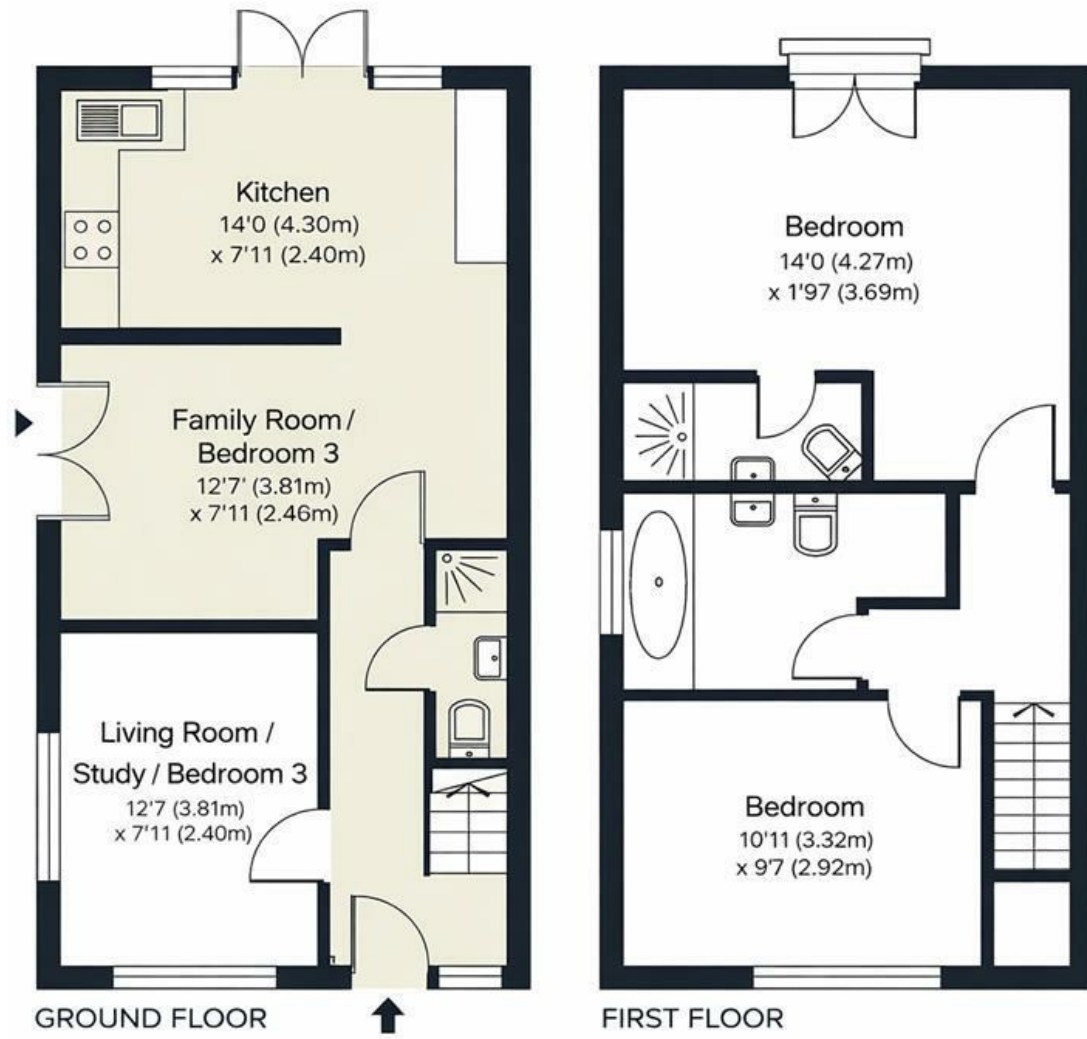
Quietly positioned in a tranquil cul-de-sac on Second Avenue, Walton-On-Thames, this modern two-bedroom end of terrace house offers a delightful blend of comfort and contemporary living. Upon entering, you are greeted by a spacious open plan kitchen and breakfast room, which seamlessly flows through an archway into a welcoming family room, perfect for both entertaining and everyday family life.

The property boasts two well-proportioned separate living room that provides a cosy retreat for relaxation. A convenient downstairs cloakroom adds to the practicality of the layout. The master bedroom features an ensuite shower, ensuring a private space for your morning routine, while a separate family bathroom serves the generous size second bedroom and guests alike.

Outside, the property benefits from off-street parking on a private drive, a valuable asset in this sought-after area. The pretty rear garden offers a serene outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

This charming house is perfect for those seeking a peaceful yet accessible location, with local amenities and transport links within easy reach. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a desirable setting.

**Second Avenue, Walton-On-Thames, KT12 2HW**



Approximate Gross Internal Floor Area: 834 sqft / 77 m<sup>2</sup>

- MODERN END OF TERRACE HOUSE
- DOWNSTAIRS WC
- SEPARATE LIVING ROOM/OFFICE
- PRIVATE DRIVE FOR OFF STREET PARKING
- TWO GOOD SIZE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN FITTED KITCHEN WITH ARCHWAY TO DINING ROOM
- LARGER GARDEN WHICH WRAPS AROUND THE SIDE OF THE HOME
- QUIET CUL DE SAC LOCATION
- MUST BE SEEN

