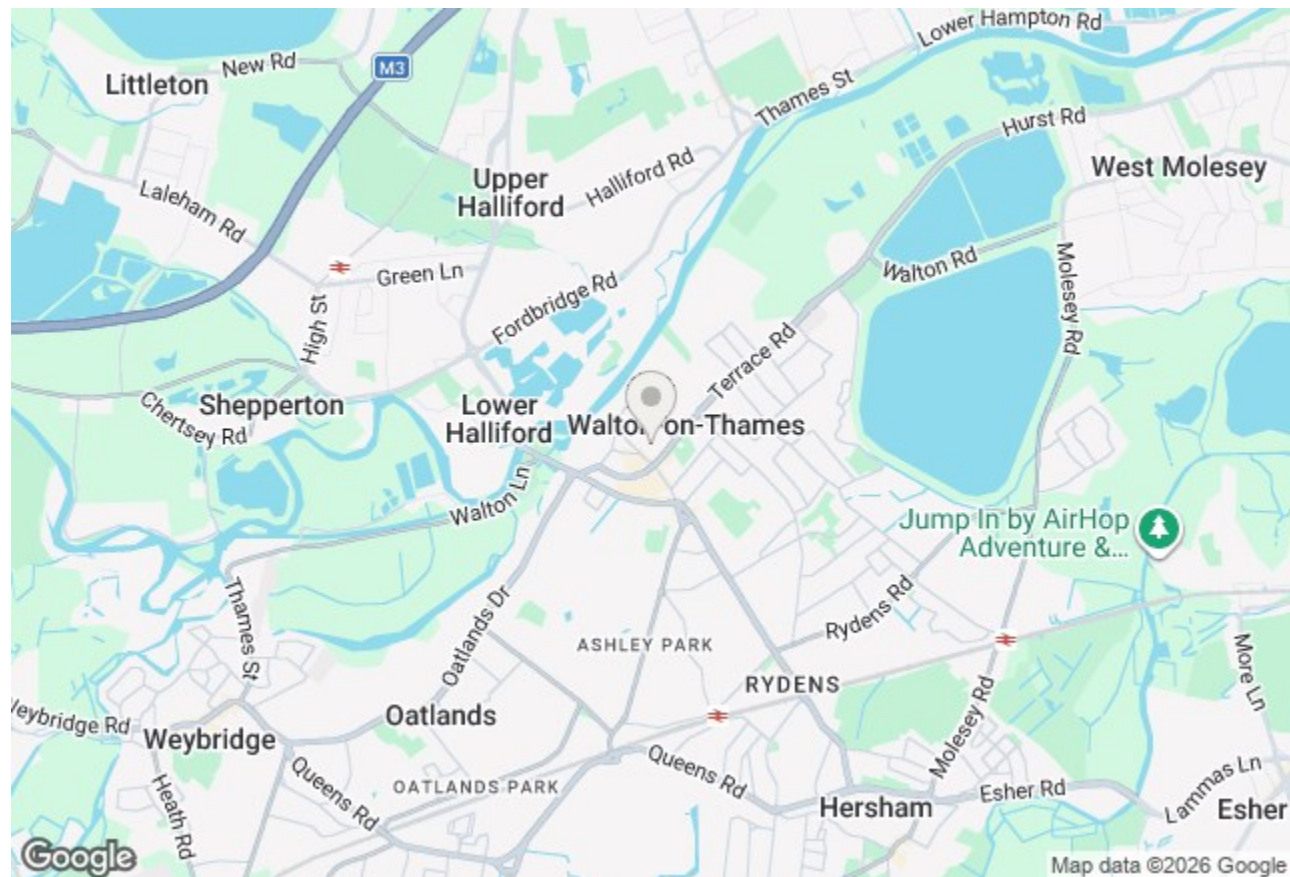


## 14, Mayo Road, Walton-On-Thames, KT12 2QA

| 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<br>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<br>2002/91/EC |  |



## £575,000 Freehold

Quietly positioned on the charming Mayo Road in Walton-On-Thames, this delightful three-bedroom semi-detached house presents a wonderful opportunity for those seeking a project to make their own. With its characterful features, this property is in need of modernisation, yet it offers exceptional value for those willing to invest a little time and effort.

The house is ideally situated on a popular residential road, just a short stroll from the vibrant town centre and the picturesque River Thames, making it perfect for families and professionals alike. The location provides easy access to local amenities, shops, and recreational areas, ensuring a convenient lifestyle.

Upon entering, you will find a spacious layout that allows for creative reimagining of the living spaces. The property boasts three bedrooms, providing ample room for family living or guest accommodation. The good-sized mature private garden to the rear offers a tranquil retreat, perfect for outdoor entertaining or simply enjoying the fresh air.

Additionally, the property features a private drive with parking for two vehicles, a valuable asset in this sought-after area. With no onward chain, this home is ready for its new owners to take the next step in creating their dream residence.

The loft space is larger than most providing exceptional storage space with the potential to extend subject to the usual planning consents.

In summary, this three-bedroom character semi-detached house on Mayo Road is a rare find, combining potential, location, and value. Whether you are looking to invest or create a family home, this property is not to be missed.

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

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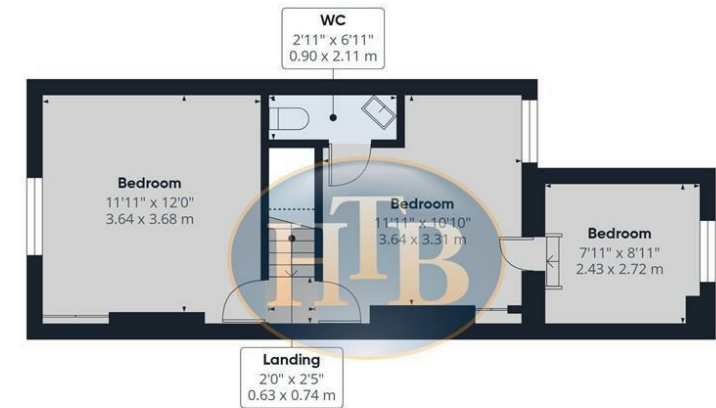
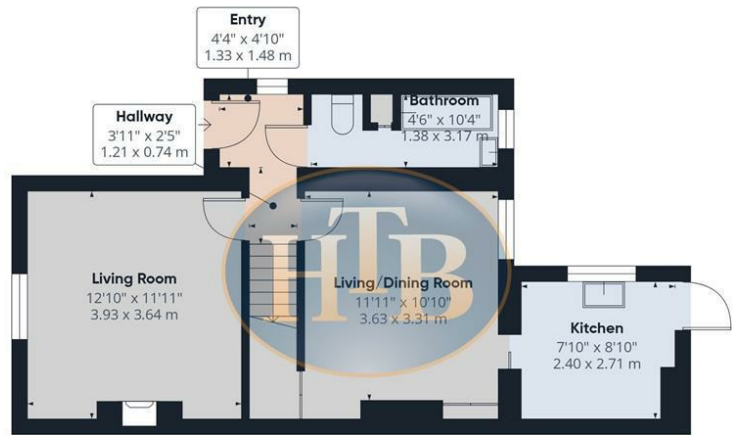


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Mayo Road, Walton-On-Thames, KT12 2QA



Approximate total area<sup>®</sup>  
823 ft<sup>2</sup>  
76.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- SEMI DETACHED CHARACTER HOME
- IN NEED OF MODERNISATION
- EXCEPTIONAL VALUE
- MATURE REAR GARDEN
- WELL CARED FOR HOME
- THREE BEDROOMS
- NO ONWARD CHAIN
- TWO GOOD SIZE RECEPTION ROOMS
- PRIVATE DRIVE WITH PARKING FOR TWO VEHICLES
- INTERNAL VIEWINGS HIGHLY RECOMMENDED