

## 35, Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

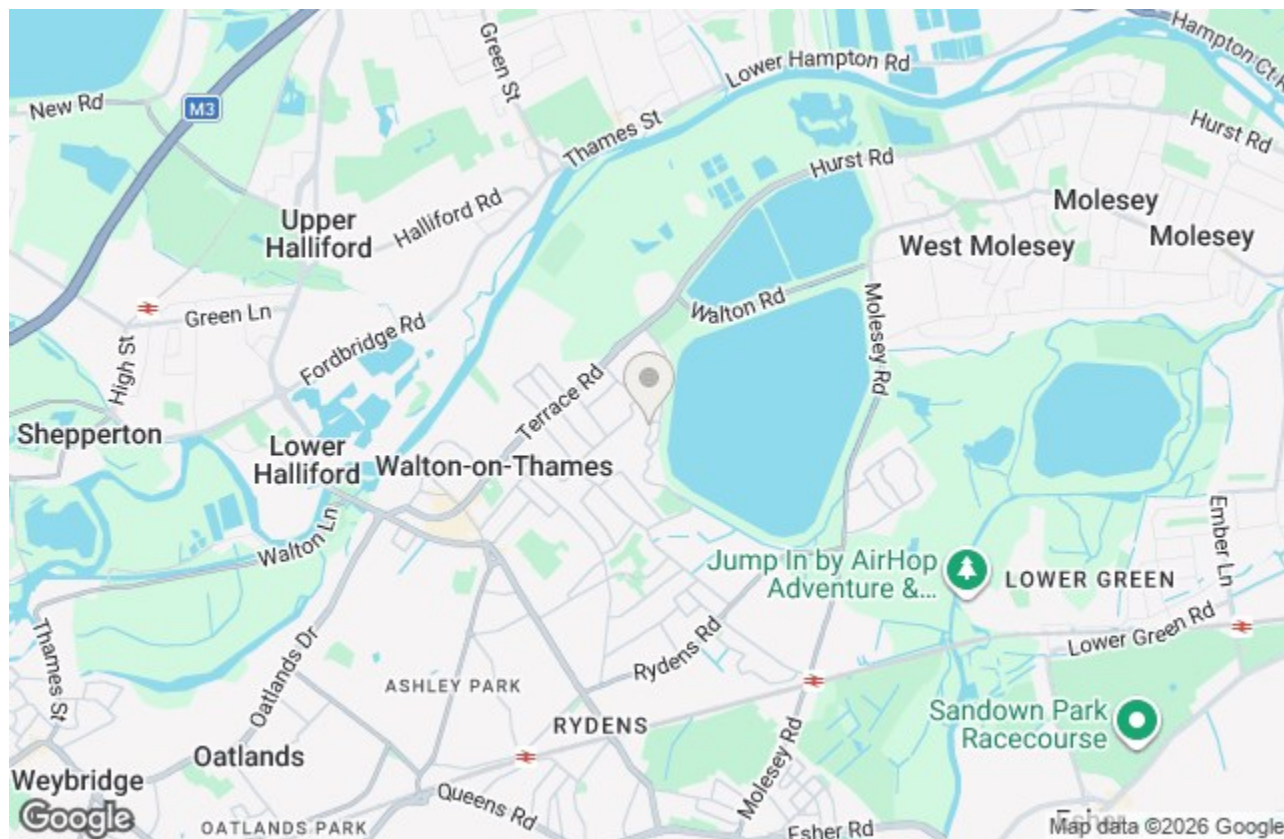
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	83
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>			96
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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		



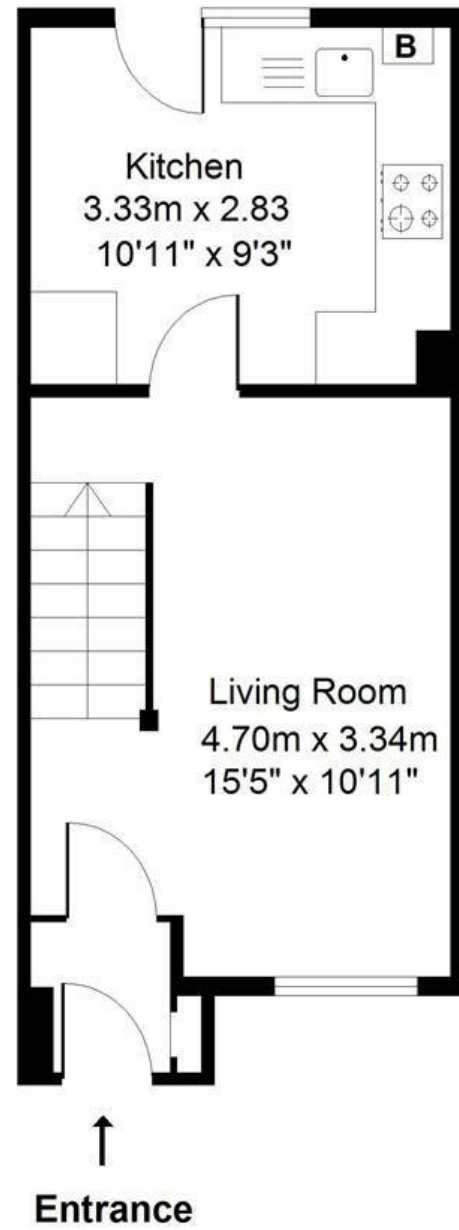
**Per Calendar Month £1,750 Per Calendar Month**

HTB are delighted to offer this modern two bedroom house located within a quiet cul-de-sac and with the advantage of a private rear garden. The property has been recently decorated throughout and briefly includes entrance hallway, modern living room with quality laminate wood flooring. The kitchen is fitted with a modern range of units and includes appliances plus a breakfast bar and ample work surfaces. On the first floor you will find two good size bedrooms, the master of which includes a fitted wardrobe. The modern family bathroom includes a three piece white suite. To the rear the private garden is mainly laid to lawn with rear pedestrian access and timber store shed. The front provides allocated parking. Available Now - Unfurnished. Council tax band D.

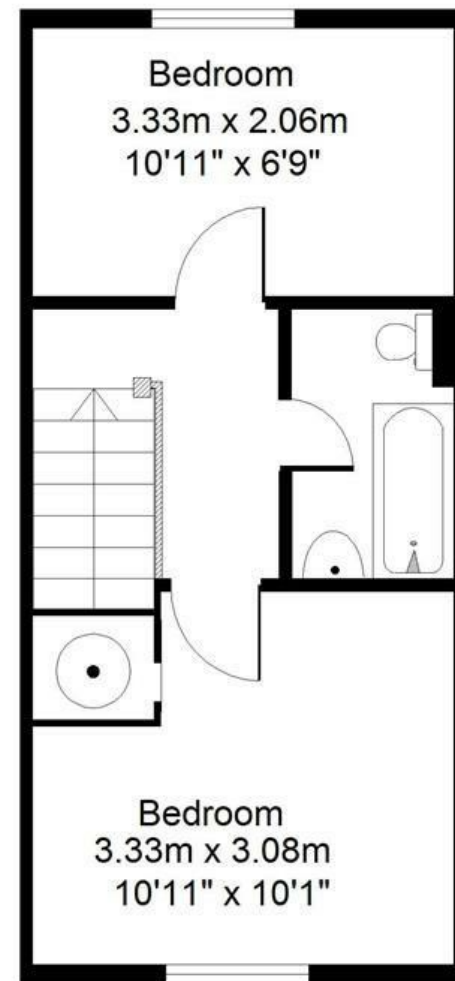


# Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

## Ground Floor



## First Floor



Not to scale

Approximate Gross  
Internal Floor Area:  
50m sq (538sq ft)

- TWO BEDROOMS
- MODERN HOUSE
- MODERN FITTED KITCHEN
- CUL-DE-SAC
- COUNCIL TAX BAND D
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- MODERN BATHROOM
- UNFURNISHED

