

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

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£645,000 Freehold

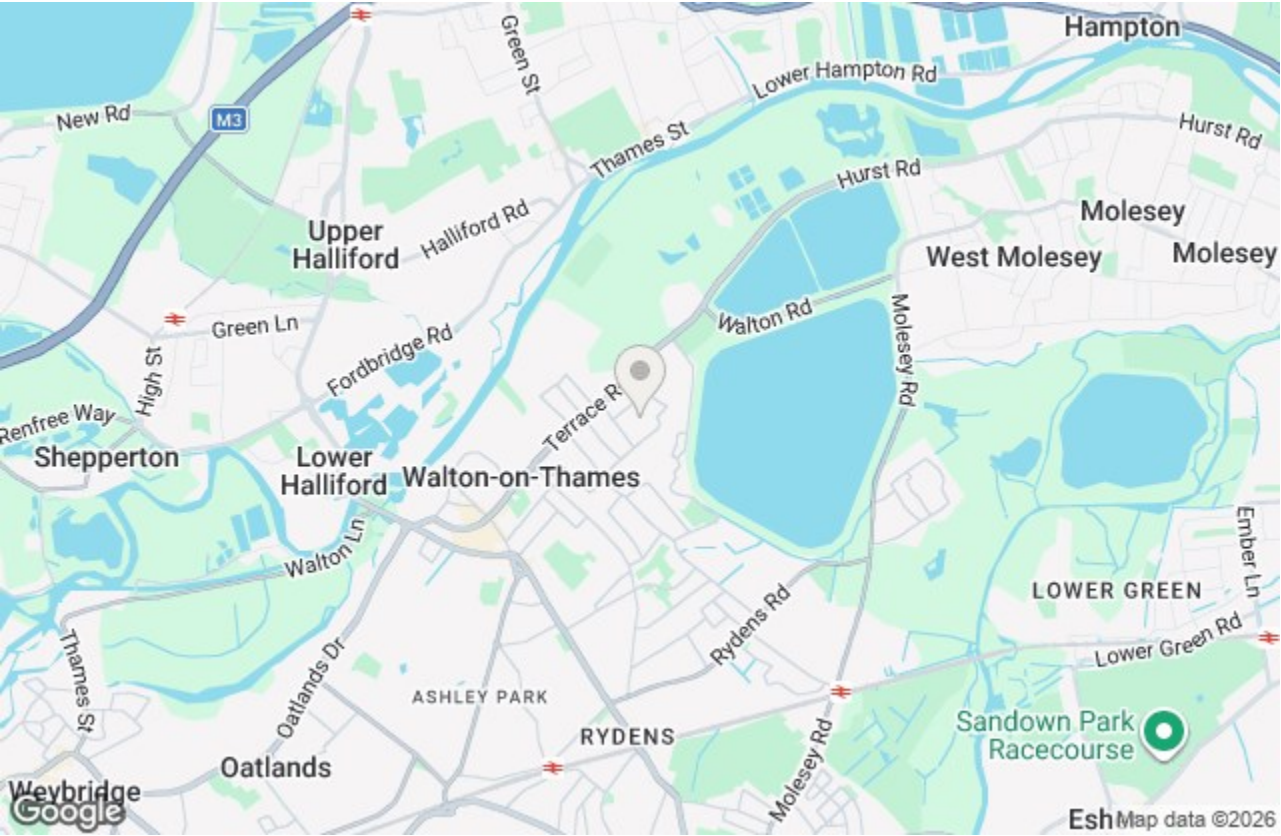
Harmes Turner Brown are delighted to offer this 1930's, four bedroom semi-detached home being offered for sale for the first time in approx 35 years, offering great scope to extend s.t.p.p. and improve. Located down a quiet cul-de-sac in Walton on Thames. The ground floor features two well sized reception areas, wooden kitchen with a great range of eye and base level units, also a downstairs cloakroom with utility section. Upstairs, there are four bedrooms, including a master with an en suite shower room. A second family bathroom serves the remaining bedrooms.

Outside, the property has a private driveway and a garage, offering off street parking and storage. The rear garden enjoys a sunny aspect and plenty of space for children to play or for gardening projects.

The location is ideal for families — within walking distance of local Walton schools, the River Thames, and the Xcel Leisure Centre. Shops, parks, and transport links are also close by, making this a well-connected and convenient place to live.

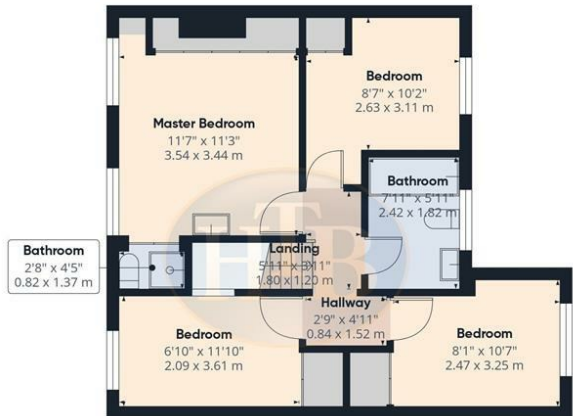
This is a great opportunity for anyone looking for a well located home with scope to improve and add value.

Viewings should be arranged at your earliest convenience and can be done by contacting the vendors sole agent.





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Approximate total area<sup>(1)</sup>  
1082 ft<sup>2</sup>  
100.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



- 1930'S SEMI DETACHED
- FOUR BEDROOMS
- TWO BATHROOMS
- TWO LARGE RECEPTION AREAS
- GARAGE
- SUNNY REAR GARDEN
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS CLOAKROOM/ULTITY
- SCOPE TO IMPROVE AND EXTEND S.T.P.P.
- DRIVEWAY

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract