

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 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	

63, Cambridge Road, Walton-On-Thames, Surrey, KT12 2DR



£500,000 Freehold

Harmes Turner Brown are delighted to offer for sale this attractive two-bedroom semi-detached character home, conveniently situated in Walton-on-Thames and offered to the market with ****no onward chain****.

Providing approximately 865 sq. ft. of accommodation, the property offers a surprisingly spacious and versatile layout with plenty of character throughout.

The ground floor features two separate reception rooms, both enhanced by attractive exposed-brick fireplaces. The front living room also benefits from a bay window, while the second reception room provides an ideal dining or additional living space.

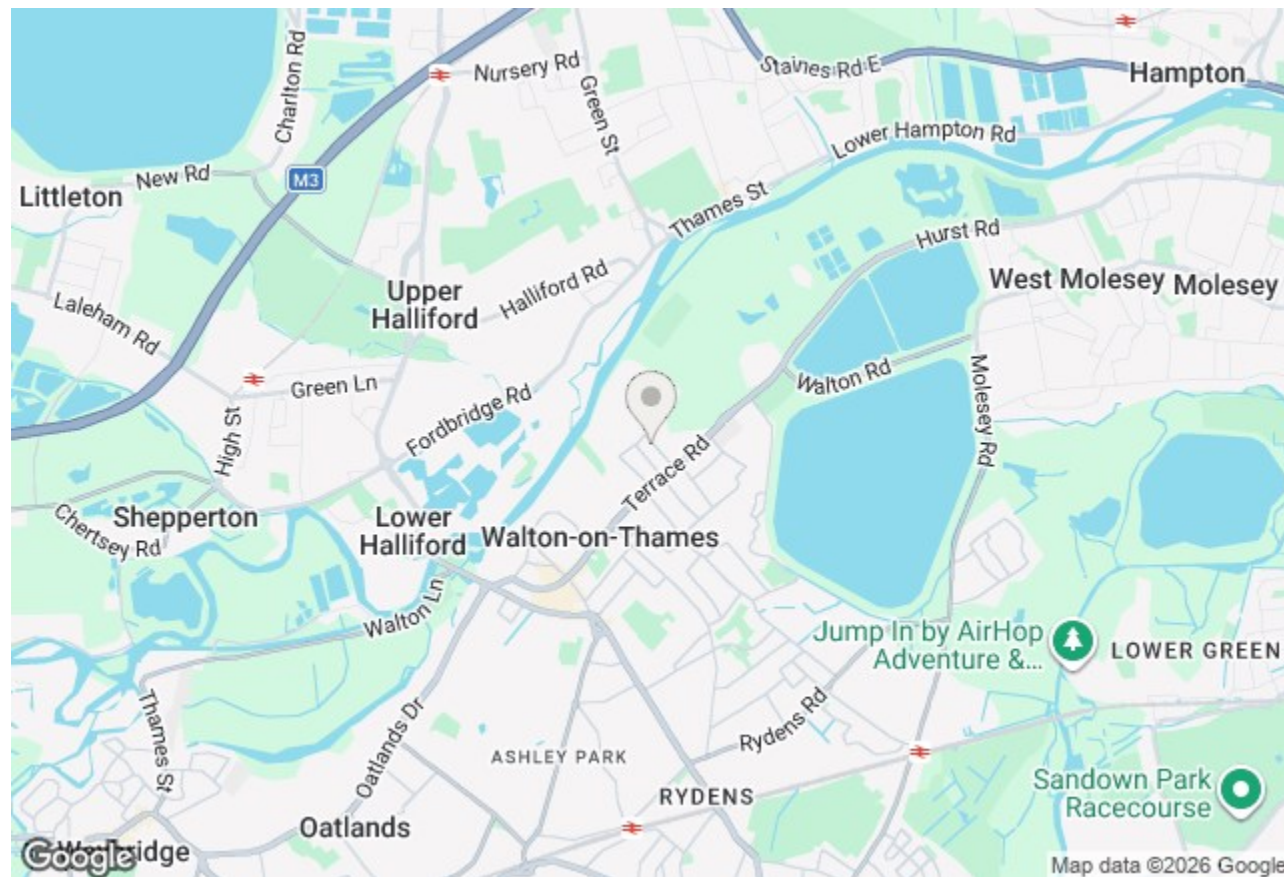
To the rear is a fitted galley-style kitchen with a good range of storage and worktop space. This leads through to an impressive 21'9" conservatory, creating a bright and versatile additional space with direct access to the rear garden. A ground-floor bathroom completes the accommodation on this level.

Upstairs are two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and access to a shower room, while the second bedroom provides ample space for bedroom furniture.

Outside, the property enjoys a good-sized private rear garden with a paved patio area, established planting and a useful garden building/store towards the rear.

Well presented throughout and offering an excellent combination of character, space and versatility, this appealing home would make an ideal purchase for first-time buyers, downsizers or those looking to move within the area.

****An early internal viewing is highly recommended. No onward chain.****



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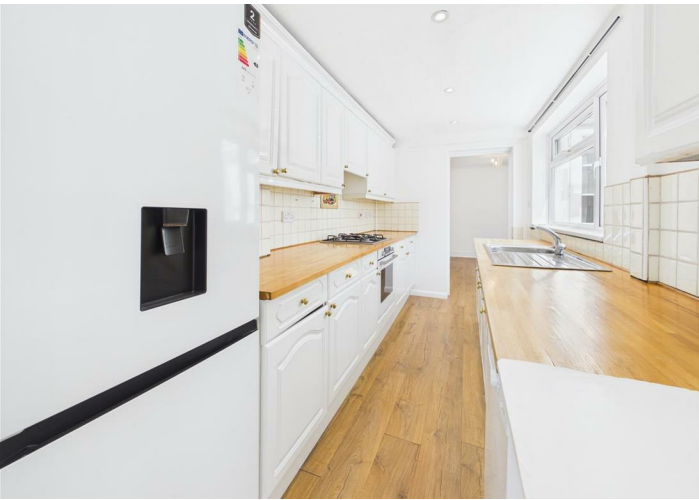
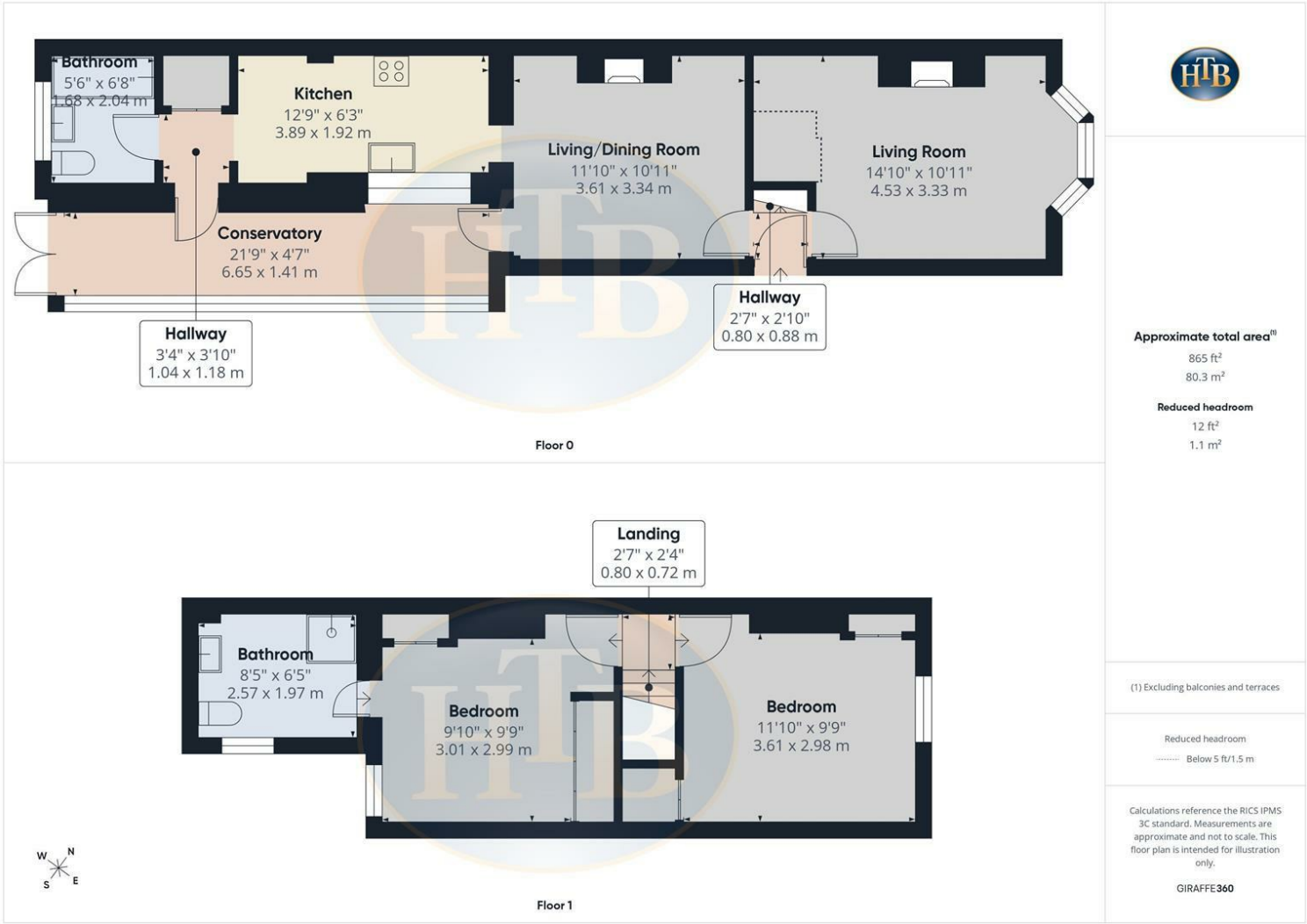
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- LARGE GARDEN
- OFFICE / PLAYROOM
- PERIOD FEATURES
- NO ONWARD CHAIN
- EN SUITE
- SUBSTANTIAL STORAGE
- CONSERVATORY
- SOUTH FACING GARDEN