

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

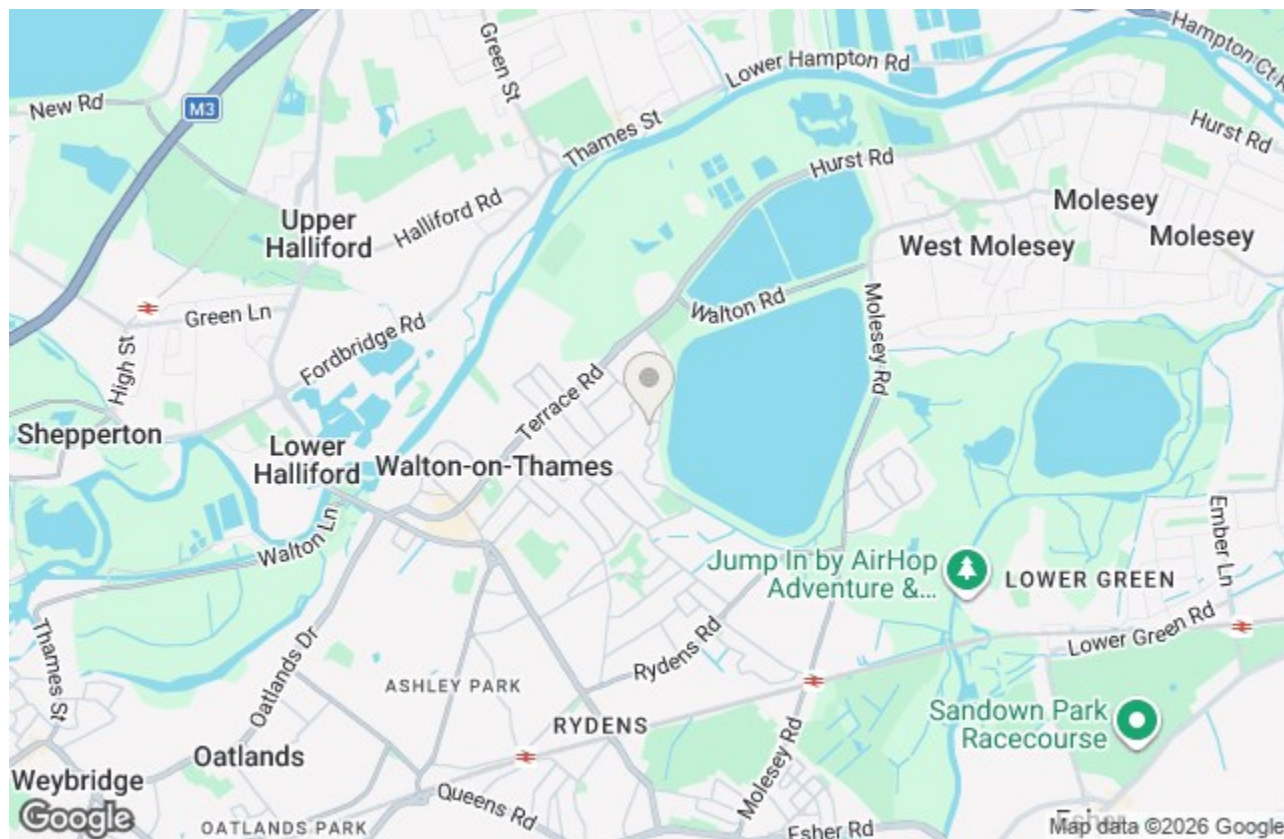
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	<b>83</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England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



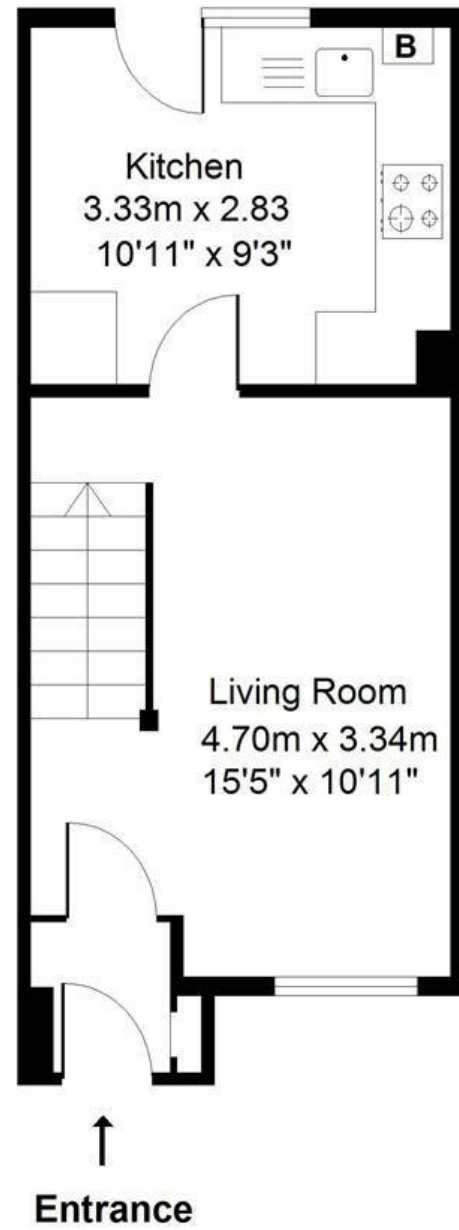
**£400,000 Freehold**

Harmes Turner Brown are delighted to offer this modern two bedroom terraced home located in a quiet cul-de-sac. The property briefly includes entrance lobby with door to the bright and airy living room and access to the modern kitchen which has a built in breakfast bar. The kitchen also benefits from a good range of modern base and eye level units giving ample storage and provides and the UPVC door provides access to the sunny private garden. On the first floor you will find two bedrooms and a three piece family bathroom. Extra features include side access to the rear garden and residents parking to the front. Internal viewings are highly recommended and can be arranged by calling HTB on 01932 222266. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. NO CHAIN. CLOSE TO RIVER THAMES TOWPATH.

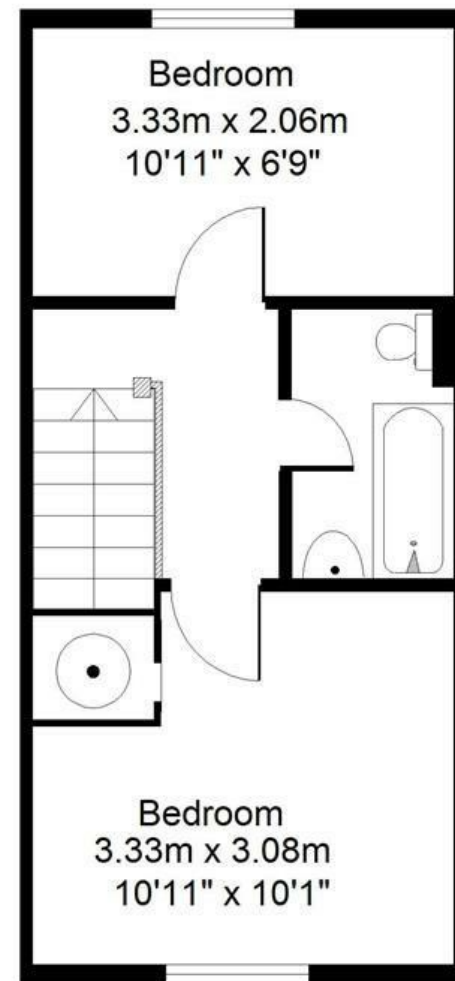


# Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

## 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

