

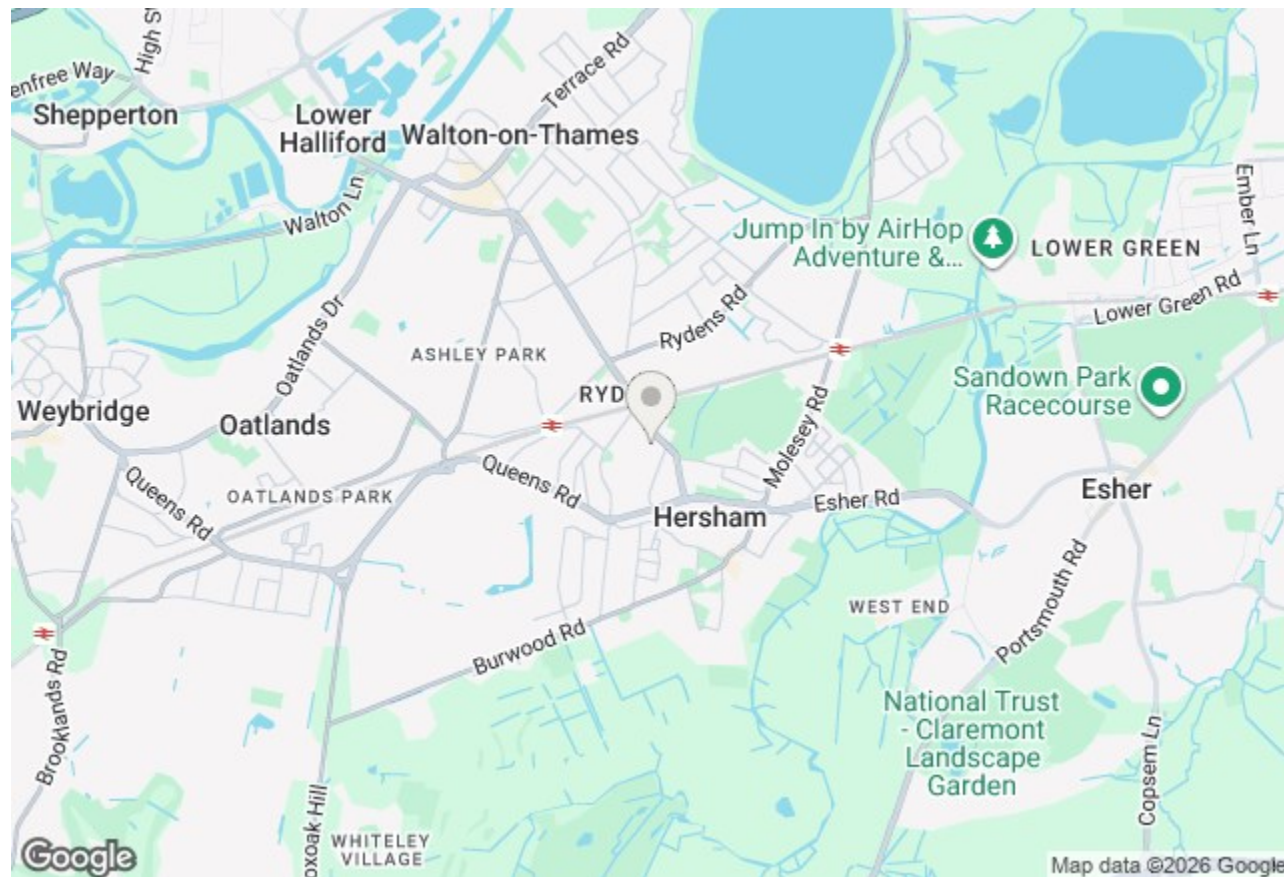
## 5, Audley Firs, Walton-On-Thames, KT12 5NW

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>72</b>	<b>77</b>
<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>			
(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 2002/91/EC		



**£350,000 Freehold**



Nestled in the charming area of Audley Firs, Hersham, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient living space. With one well-proportioned bedroom, this freehold property is ideal for individuals or couples looking to establish a home close to the vibrant amenities of Walton-on-Thames and a short walk to the mainline station.

The accommodation briefly includes a bright and airy reception room that seamlessly flows into a modern open-plan kitchen, perfect for both cooking and entertaining. The kitchen is equipped with contemporary fixtures, ensuring a stylish and functional space for culinary enthusiasts.

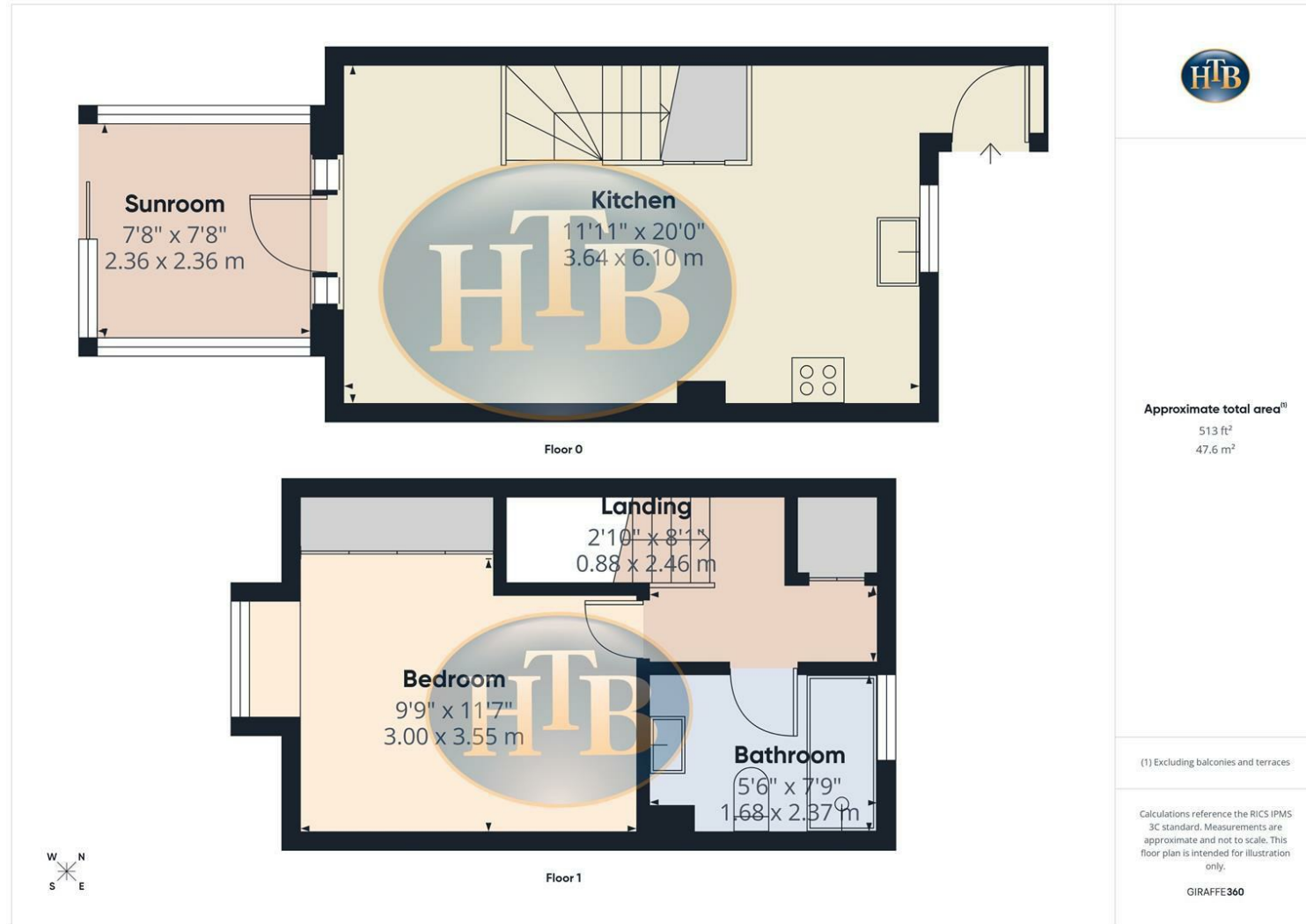
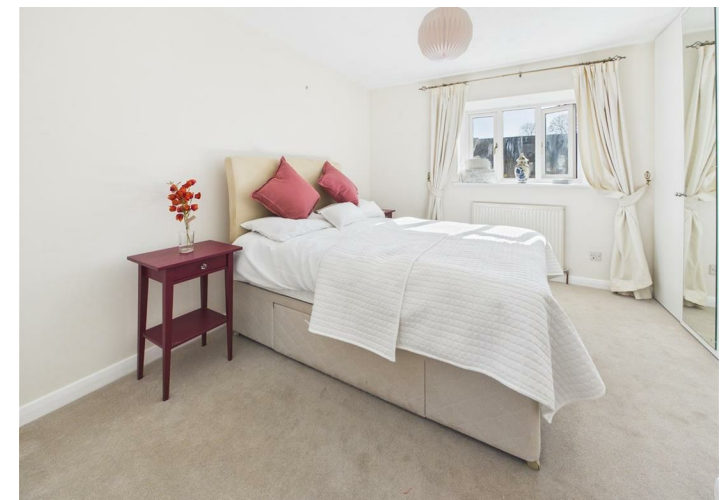
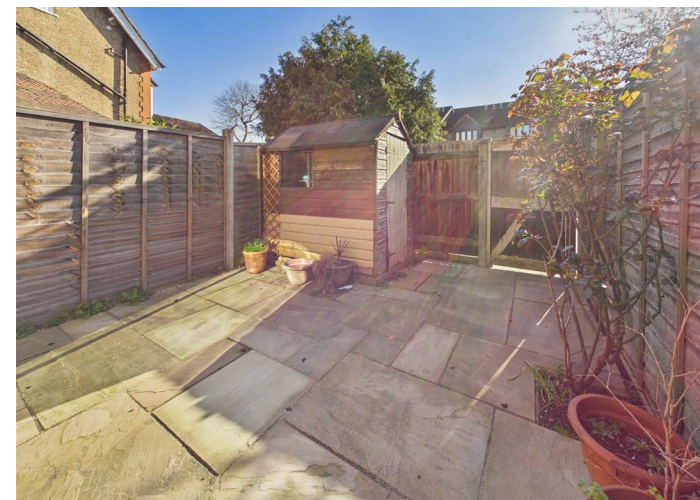
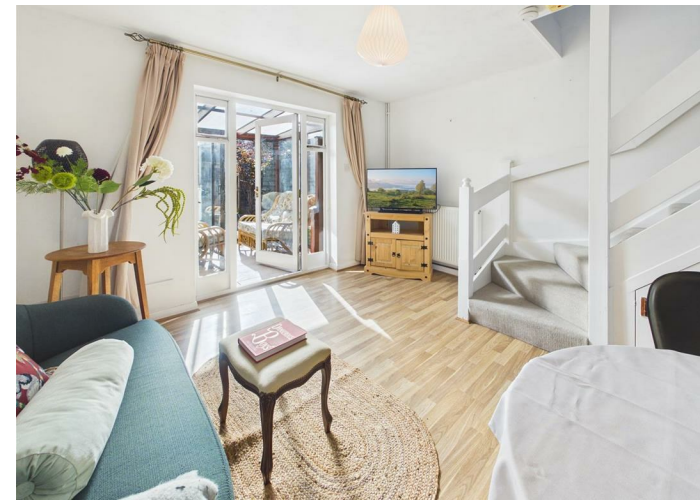
The sun room, a standout feature of this property, offers a serene view of the private rear garden, creating a peaceful retreat for relaxation or outdoor dining. The garden is a lovely space to enjoy the fresh air and is easily maintained, making it suitable for those with a busy lifestyle.

The bedroom is thoughtfully designed with fitted wardrobes, providing ample storage while maintaining a clean and uncluttered aesthetic. The modern bathroom complements the overall contemporary feel of the home, featuring stylish fittings and fixtures.

Additionally, the property benefits from parking for one vehicle, a valuable asset in this desirable location. With Walton-on-Thames station and local shops just a short distance away, residents will enjoy easy access to transport links and everyday conveniences.

This charming one-bedroom house in Audley Firs is a perfect blend of comfort, style, and practicality, making it an excellent choice for anyone looking to settle in this lovely part of Surrey.

# Audley Firs, Walton-On-Thames, KT12 5NW



- FREEHOLD HOUSE
- SUN ROOM
- MODERN SHOWER ROOM TO FIRST FLOOR
- SHORT WALK TO MAINLINE STATION
- ALLOCATED PARKING SPACE

- ONE BEDROOM WITH FITTED WARDROBES
- PRIVATE GARDEN TO REAR
- MODERN OPEN PLAN KITCHEN/LIVING ROOM
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- VIEWINGS RECOMMENDED