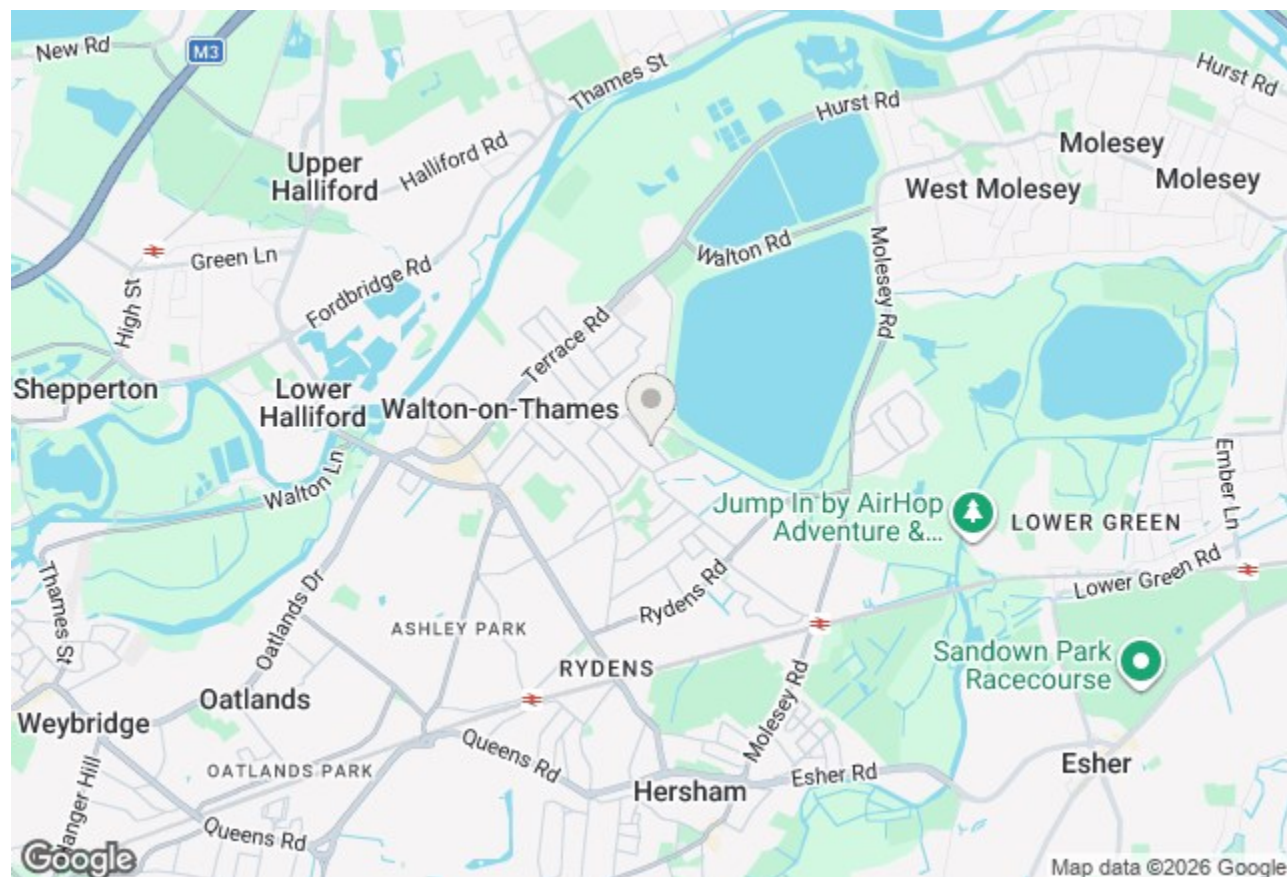


66, Braycourt Avenue, Walton-On-Thames, KT12 2BA

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		
	55	71
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	



£585,000 Freehold

Located on Braycourt Avenue, Walton-On-Thames, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. Boasting four bedrooms, this property is ideally situated approximately a mile from both the station and the town centre, making it convenient for commuting and local amenities.

Upon entering, you are welcomed into a generous open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The ground floor has been thoughtfully extended, enhancing the living space and creating a warm, inviting atmosphere. The kitchen is spacious and equipped with a fitted oven and hob, along with ample room for the usual appliances, ensuring that culinary enthusiasts will feel right at home.

The property also features a convenient downstairs cloakroom, while the modern bathroom upstairs is fitted with a shower over the bath, catering to the needs of a busy family.

Outside, the front of the house offers off-street parking for two vehicles, a valuable asset in this desirable location. The rear garden is a delightful retreat, featuring both lawn and patio areas, perfect for outdoor dining or simply enjoying the fresh air. Attractive borders and a timber-built shed add to the charm and functionality of this outdoor space.

This four-bedroom family home is a rare find in a popular residential road, combining comfort, convenience, and a lovely garden, making it an ideal choice for those looking to settle in Walton-On-Thames.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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Surrey KT12 1DH
01932 222266

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Braycourt Avenue, Walton-On-Thames, KT12 2BA



- FOUR BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE/DINING AREA
- OFF STREET PARKING
- MODERN FAMILY BATHROOM WITH SHOWER OVER THE BATH
- POPULAR LOCATION APPROX 1 MILE FROM STATION AND TOWN CENTRE
- EXTENDED ON THE GROUND FLOOR AND ALSO BENEFITS FROM A LOFT CONVERSION
- GOOD SIZE EXTENDED KITCHEN
- LARGE WELL MAINTAINED REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- ELMBRIDGE COUNCIL TAX BAND E

