

## 2, Keyword Drive, Walton-On-Thames, KT12 5EH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</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>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	



**£665,000 Freehold**

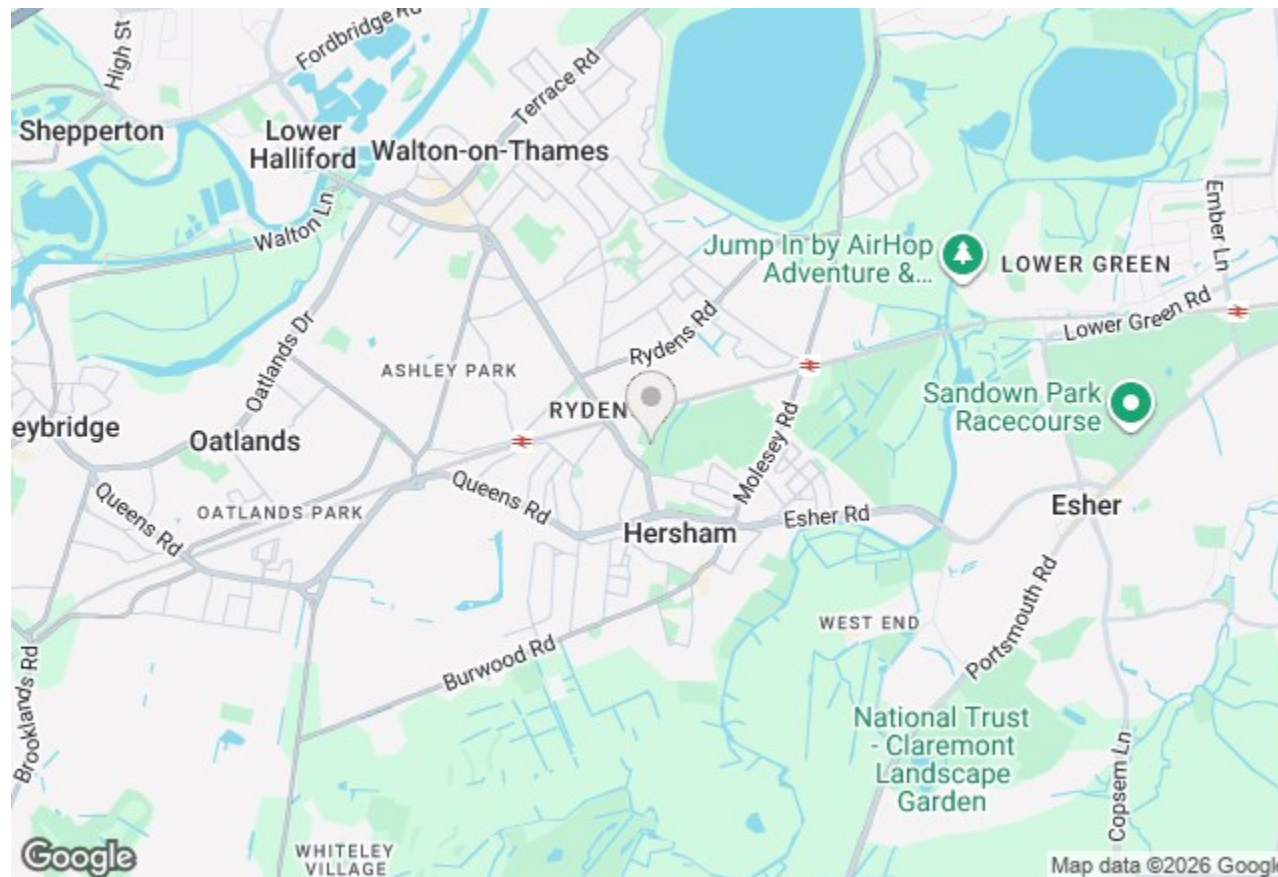
Built in March 2021 with the remainder of the NHBC warranty running until 2031 this wonderful home is nestled in the tranquil cul-de-sac of Keyword Drive, Hersham. A beautifully presented three-bedroom end of terrace home offers a perfect blend of modern living and comfort. With no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you will find a spacious entrance hallway and lounge/dining room that invites natural light, creating a warm and welcoming atmosphere. The home boasts three well-proportioned bedrooms, providing ample space for family living or guests. The convenience of two bathrooms, along with a downstairs cloakroom, ensures that morning routines are effortless and efficient.

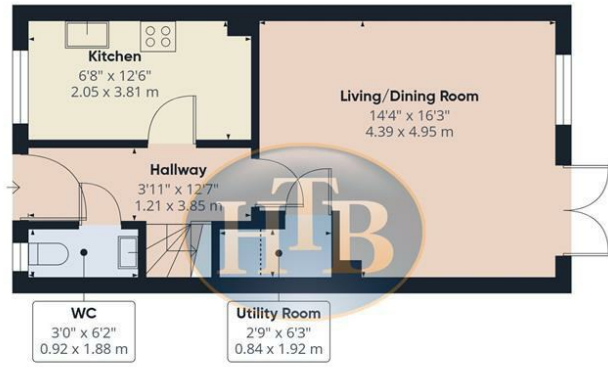
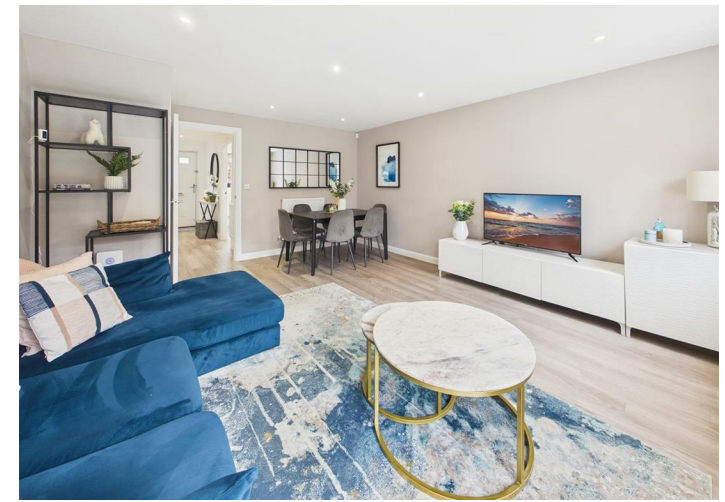
The property features a sunny private garden, complete with mature borders and an artificial lawn, making it an ideal space for outdoor relaxation or entertaining. The garden is a delightful retreat, perfect for enjoying the warmer months.

Situated close to popular schools, shops, and the mainline station, this home is perfectly positioned for families and commuters alike. The quiet location enhances the appeal, offering a peaceful environment while still being within easy reach of local amenities.

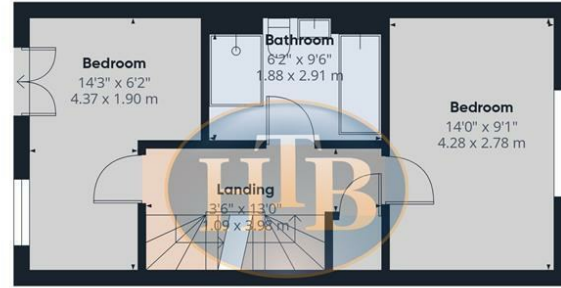
With parking available for two vehicles, this modern home is not only practical but also a wonderful opportunity for those seeking a stylish and convenient lifestyle in Walton-On-Thames. Do not miss the chance to view this exceptional property.



# Keyword Drive, Walton-On-Thames, KT12 5EH



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1024 ft<sup>2</sup>  
95.2 m<sup>2</sup>

Reduced headroom  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360



Floor 2



- THREE BEDROOMS
- TWO PARKING BAYS
- MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- BEAUTIFUL WALLED REAR GARDEN WITH SUNNY PATIO AND ARTIFICIAL LAWN
- NO ONWARD CHAIN

- TWO BATHROOMS PLUS DOWNSTAIRS WC
- MODERN END OF TERRACE FAMILY HOME
- BRIGHT AND AIRY LIVING ROOM/DINING ROOM
- EXTRA LAWNED SPACE TO SIDE OF THE PROPERTY
- NHBC WARRANTY UNTIL 2031