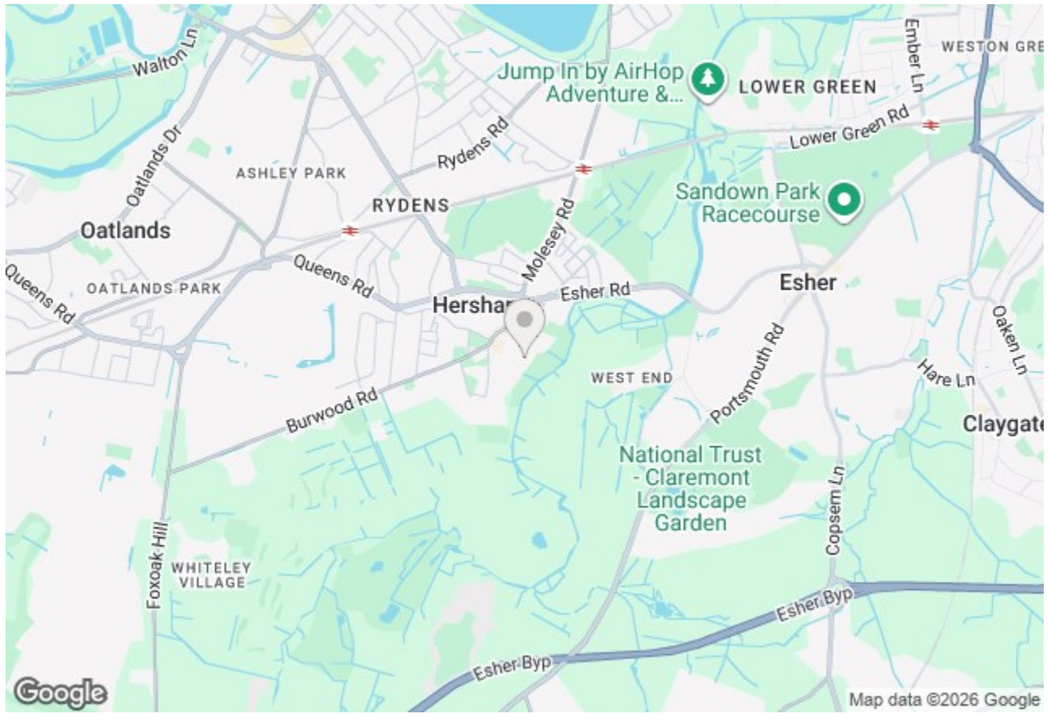
Harmes Turner Brown

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



33, Havers Avenue, Walton-On-Thames, KT12 4NE

£750,000 Freehold

Conveniently located in heart of Hersham Village offering easy access to local shops and great schools and less than a mile to the main line station, this delightful detached family home on Havers Avenue offers a perfect blend of comfort and modern living. Set on a generous corner plot, the property welcomes you with a spacious entrance hallway that leads to a well-appointed downstairs W.C.

There is an expansive front aspect lounge, featuring a lovely fireplace that adds warmth and character. Adjacent to this is an open plan family and dining room, ideal for entertaining or enjoying family meals. The stunning kitchen boasts elegant quartz work surfaces and a range of integrated appliances, making it a dream for any culinary enthusiast.

This residence comprises three generously sized double bedrooms, ensuring ample space for family and guests alike. The family bathroom is well-proportioned, complete with a shower over the bath, providing both convenience and comfort.

Externally, the property is equally impressive. A large private driveway offers ample parking, complemented by an additional drive leading to a spacious garage. For those who work from home, a professionally installed home office provides a quiet and productive space. The garden is a true oasis, featuring patio and lawn areas, perfect for outdoor relaxation and entertaining. A stunning pergola with pull-down side panels enhances the outdoor experience, allowing for enjoyment in various weather conditions.

This exceptional home is a rare find, combining modern amenities with a welcoming atmosphere in a sought-after location. It is an ideal choice for families looking to settle in a vibrant community. Call our Walton office on 01932 222266.

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Havers Avenue, Walton-On-Thames, KT12 4NE

- PROFESSIONALLY INSTALLED HOME OFFICE
- GARAGE (7.2 METRES LONG) AND OFF STREET PARKING
- THREE RECEPTION AREAS
- VILLAGE CENTRE LOCATION
- EPC D
- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- GREAT SIZE KITCHEN WITH QUARTZ WORK SURFACES
- CLOSE TO GREAT LOCAL SCHOOLS AND LESS THAN A MILE TO THE STATION
- EV CHARGER