

15, Montague Close, Walton-On-Thames, KT12 2NF

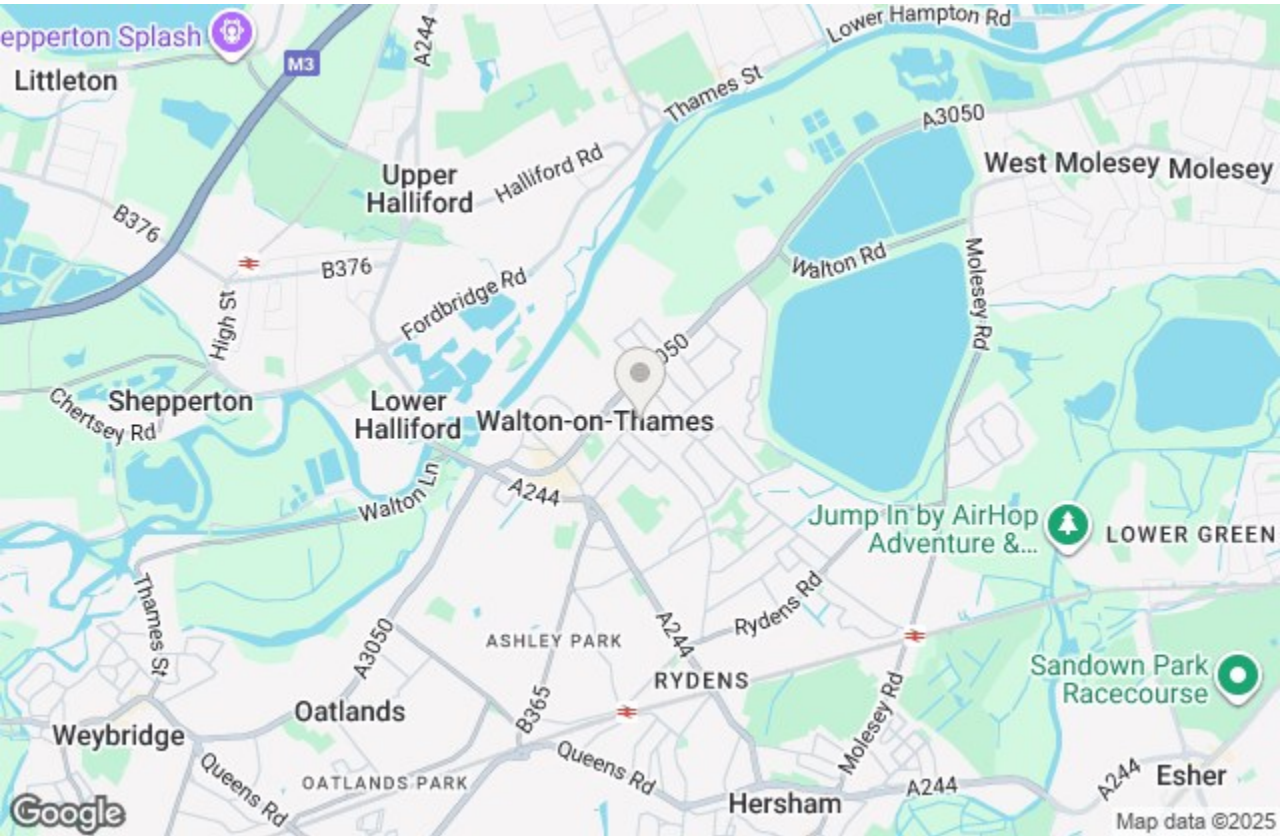
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

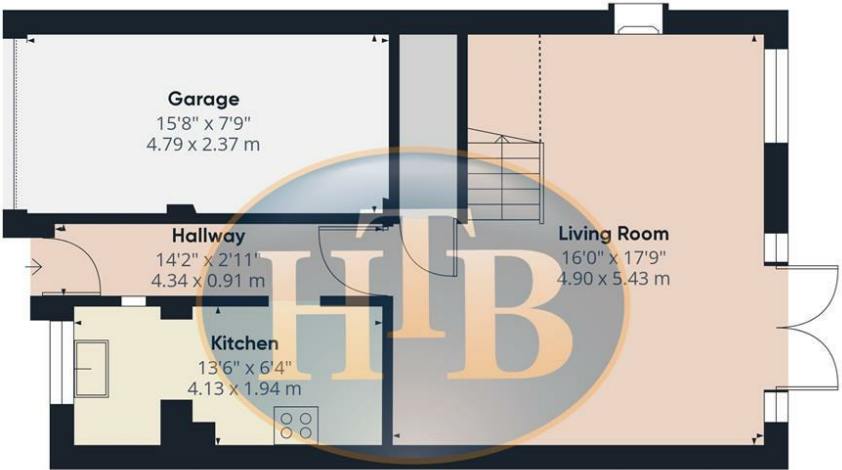


Offers In Excess Of £500,000 Freehold

Harmes Turner Brown Walton are delighted to offer this three bedroom family home conveniently located a short walk from Walton on Thames town centre and around one mile from the mainline station. Other amenities such as the River Thames towpath, riverside public houses and the Xcel Leisure Centre are within approx 1/2 mile. Offered with no onward chain, the nicely presented accommodation briefly comprises entrance hall, front aspect re-fitted kitchen comprising a great range of contemporary units, built-in oven and hob, integrated fridge, freezer, washing machine and dishwasher. The spacious lounge/dining room spans the entire width of the property and affords views over the landscaped rear garden, a feature fireplace provides a centerpiece of the room and French doors provide access to the rear. On the first floor are the three bedrooms, two of which benefit from fitted wardrobes. The bathroom completes the internal accommodation and comprises a matching three piece suite. Externally to the front is a private drive providing off street parking while the rear has both patio and lawned areas and is enclosed with quality panel fencing. Call 01932 222266 to view.



Montague Close, Walton-On-Thames, KT12 2NF



Floor 0



Floor 1



Approximate total area[®]
923.54 ft²
85.8 m²

Reduced headroom
20.49 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



- NO ONWARD CHAIN
- APPROX ONE MILE TO STATION GARAGE
- SHORT WALK TO TOWN CENTRE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FITTED WARDROBES IN TWO OF THE BEDROOMS
- GARAGE & PRIVATE DRIVEWAY
- GREAT SIZE LOUNGE/DINING ROOM
- LANDSCAPED REAR GARDEN
- ELMBRIDGE COUNCIL TAX BAND D

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

