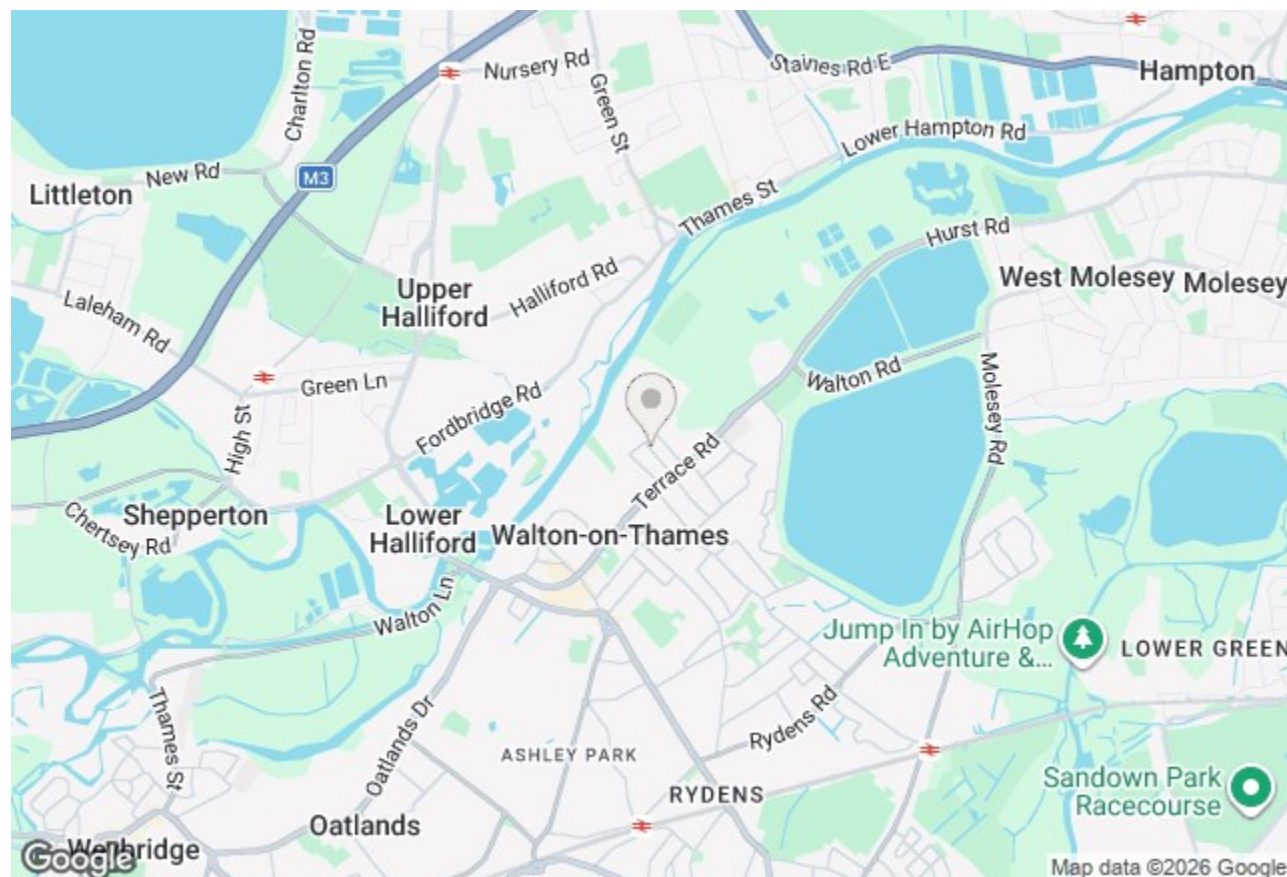


Harmes Turner Brown

70, Sunbury Lane, Walton-On-Thames, KT12 2HU

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	



£2,800 Per Calendar Month

Nestled on the charming Sunbury Lane in Walton on Thames, this beautifully refurbished three bedroom house offers a perfect blend of modern comfort and classic appeal with it's beautiful period features. As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by new carpets that flow throughout the home.

The property boasts a luxurious bathroom, designed to provide a serene retreat for relaxation. Additionally, the convenience of a toilet on each floor ensures practicality for family living or entertaining guests. The kitchen is newly fitted and is very well thought out with practical touches to a beautiful specification.

One of the additional features of this home is the summer house at the end of the garden, which comes equipped with electricity, providing versatile options for use as a home office, gym, or additional storage space.

This delightful residence is ideally situated in a sought after area, making it a perfect choice for families or professionals seeking a peaceful yet connected lifestyle. With its thoughtful renovations and desirable amenities, this property is ready to provide a wonderful residence for someone. Don't miss the opportunity to make this exquisite house your new home. Please call 01932 222266 to arrange a viewing. Council tax band E.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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45 Walton Road
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0208 001 8385

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Sunbury Lane, Walton-On-Thames, KT12 2HU



- SOUGHT AFTER ROAD
 - WC ON EACH FLOOR
 - FULLY REFURBISHED
 - LUXURY BATHROOM WITH SEPARATE SHOWER AND ROLL TOP BATH
 - COUNCIL TAX BAND E
- OFFICE SPACE TO END OF THE GARDEN
 - PERIOD FEATURES, INCLUDING BEAUTIFUL FIREPLACES
 - NEW CARPETS
 - SPACIOUS BEDROOMS