

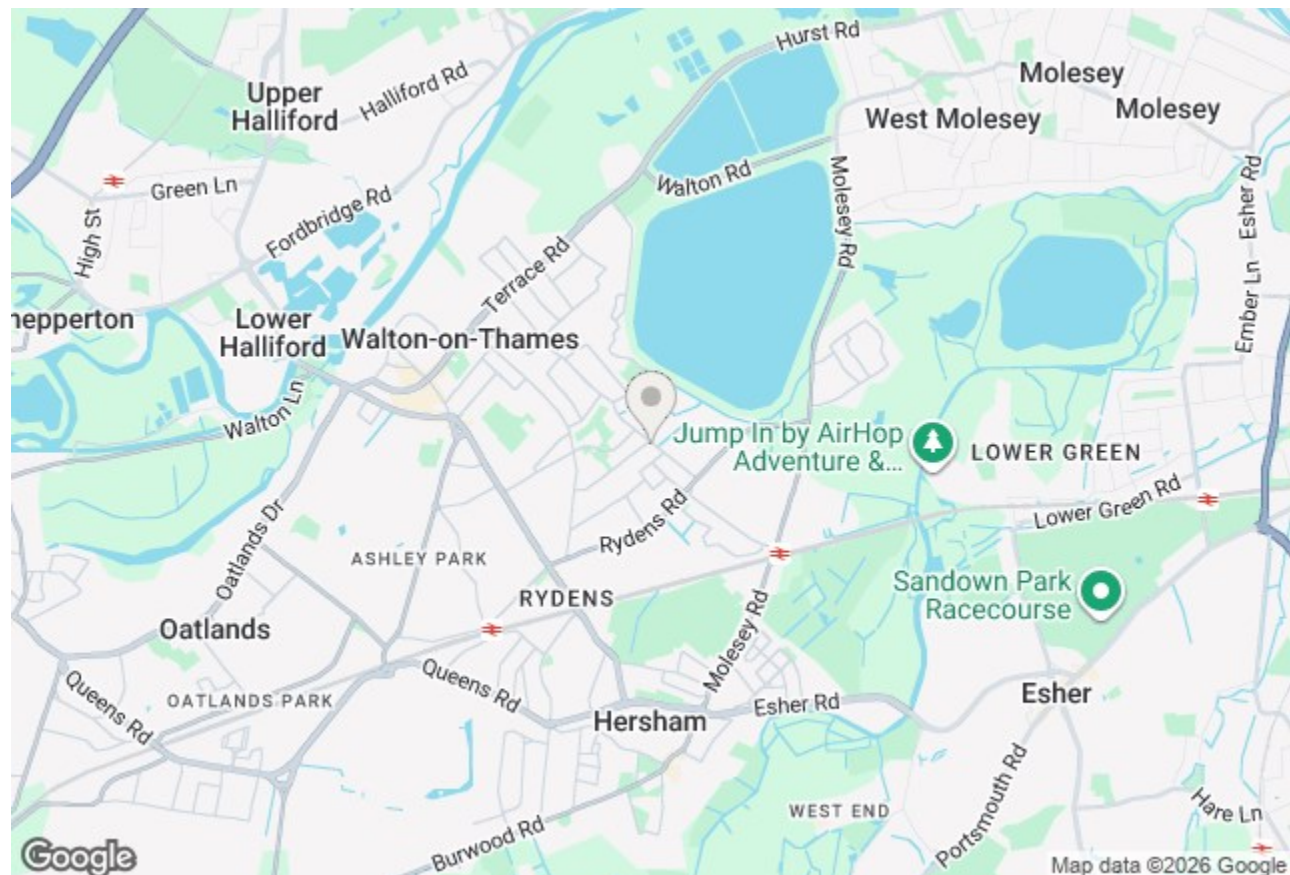


Harmes Turner Brown

24, Ambleside Avenue, Walton-on-Thames, KT12 3LJ

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		
	62	77
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 £400,000

NO ONWARD CHAIN

Tucked away in a peaceful yet highly convenient residential location, this attractive end-of-terrace home presents an excellent opportunity for buyers seeking both practicality and potential.

Ideally positioned for a number of highly regarded local schools, the property also offers superb transport links, with Hersham mainline station just 0.6 miles away. Walton town centre is also within easy reach, offering a vibrant mix of boutique shops, cafés, restaurants and everyday amenities.

The accommodation comprises a welcoming entrance hall, a bright front-aspect living room, and a kitchen/dining room to the rear—providing an exciting opportunity for modernisation or reconfiguration to suit individual tastes and lifestyles.

Upstairs, the property features two well-proportioned double bedrooms, both benefitting from built-in wardrobes, alongside a separate cloakroom and a shower room.

Externally, the home offers driveway parking and a private enclosed rear garden, complete with two useful storage sheds.

Offered with no onward chain, this property is a fantastic blank canvas—ideal for those looking to create a home tailored to their own style in a well-connected and desirable location.

INDEPENDENT ESTATE AGENTS

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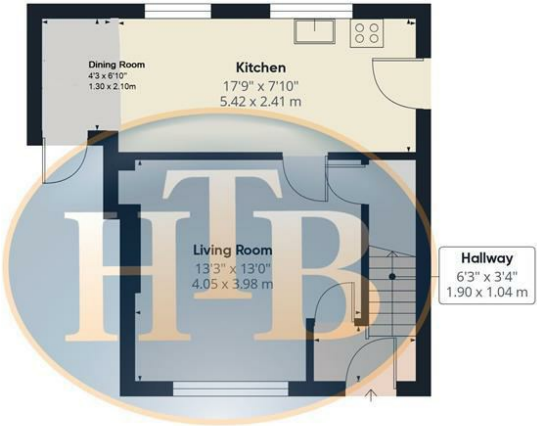
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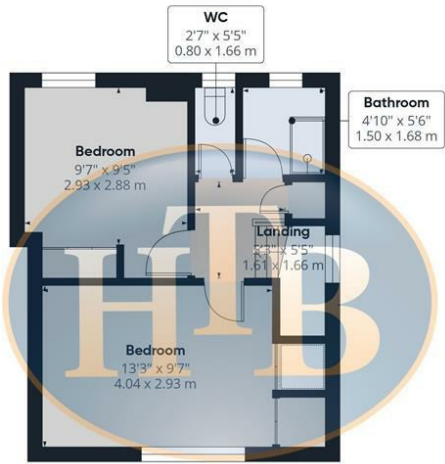
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Floor 0



Floor 1



Approximate total area^{nt}
700 ft²
65 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

- NO CHAIN
- PRIVATE DRIVEWAY
- CLOSE TO LOCAL SCHOOLS

- SEPERATE CLOAKROOM AND SHOWER
- LARGE SUNNY GARDEN

- END OF TERRACED TWO BEDROOM
- SHORT WALK TO TOWN CENTRE
- 0.7 MILES FROM WALTON MAINLINE STATION

- IN NEED OF MODERNISATION
- COUNCIL TAX BAND D

