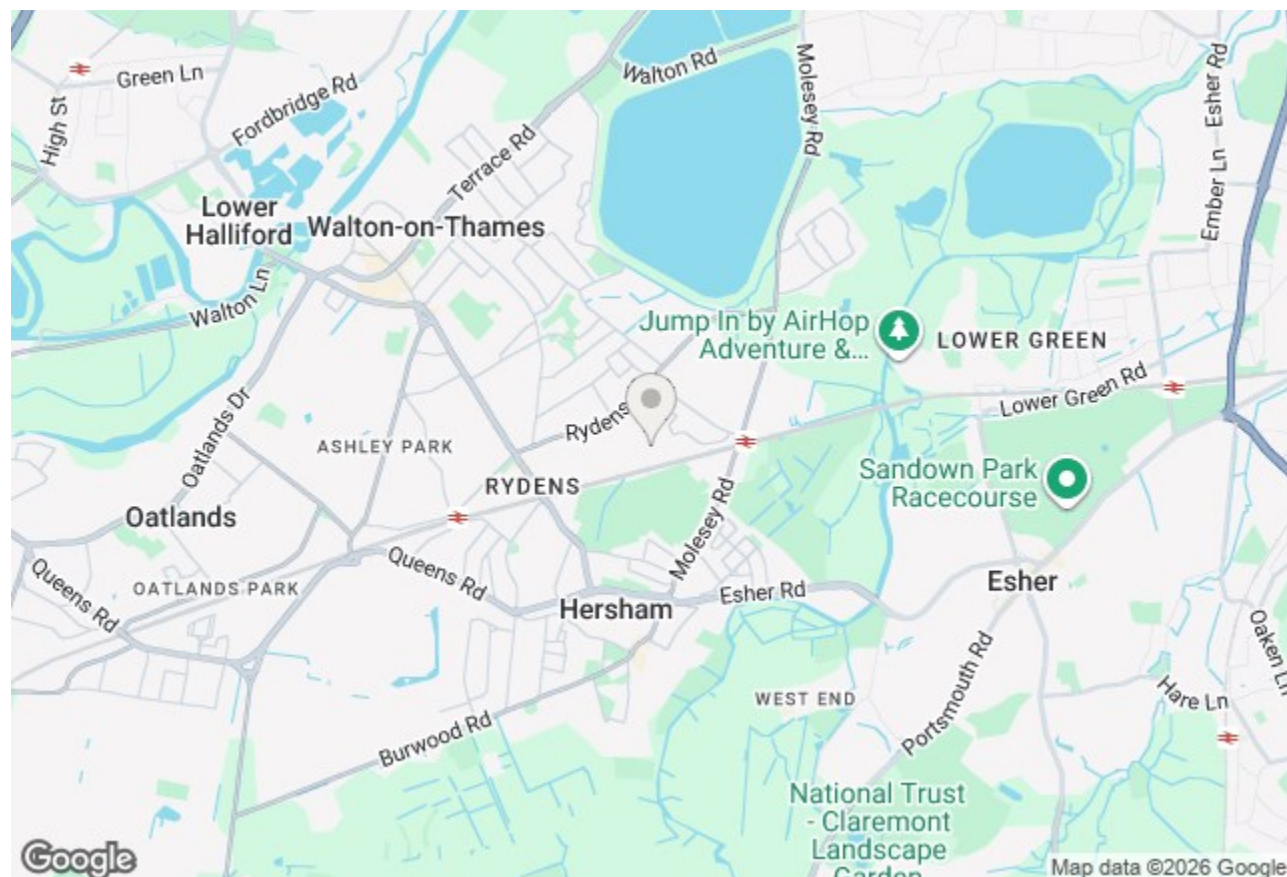


## 15, Carrow Road, Walton-On-Thames, KT12 3JZ

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (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 energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |  |



**£685,000 Freehold**

Quietly tucked away in the corner of the popular cul de sac, Carrow Road, Walton-On-Thames, this immaculately presented three-bedroom end of terrace home offers a perfect blend of modern living and comfort. The property has been finished to a particularly high standard, ensuring that it is ready for you to move in and make it your own.

Upon entering, you are greeted by a spacious through lounge/dining room, which provides an inviting space for both relaxation and entertaining. The separate family room adds versatility, making it ideal for a playroom, study, or additional living space. The heart of the home is undoubtedly the extended kitchen/breakfast room, which boasts ample space for family meals and gatherings, making it a wonderful spot to start your day.

The three well-proportioned bedrooms offer plenty of natural light and comfort, perfect for restful nights. The property also features a well-appointed bathroom, ensuring convenience for the whole family.

Outside, you will find a garage to the rear with the added advantage of a door from the garden providing pedestrian access. Off-street parking is available both at the front and rear of the property. This feature is particularly advantageous in a bustling area like Walton-On-Thames.

With its prime location, this home is within easy reach of local amenities, schools, and transport links, with Hersham mainline station a short walk away making it an ideal choice for families and professionals alike. This charming end of terrace house is a rare find and is sure to attract considerable interest. Do not miss the opportunity to view this exceptional property.

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

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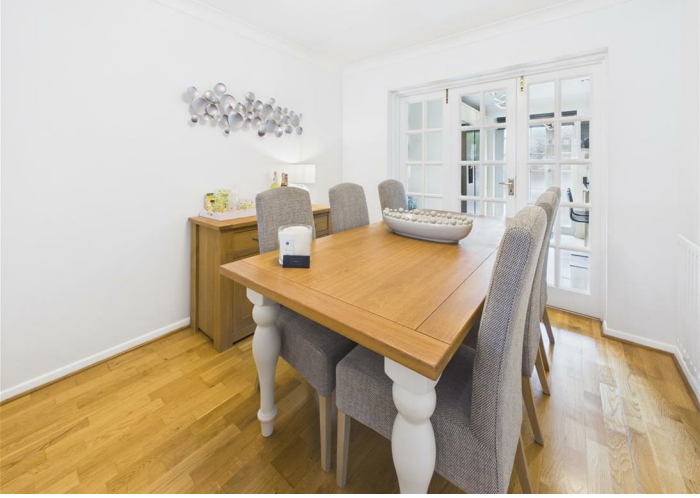
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Carrow Road, Walton-On-Thames, KT12 3JZ



- EXTENDED THREE BEDROOM HOME
  - DOWNSTAIRS CLOAKROOM
  - GARAGE AND EXTRA PARKING TO REAR
  - CLOSE TO HERSHAM MAINLINE STATION
  - SUNNY LANDSCAPED REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
  - STUNNING FITTED KITCHEN/BREAKFAST ROOM
  - PRIVATE DRIVE FOR PARKING TO FRONT
  - END OF TERRACE
  - THROUGH LOUNGE DINING ROOM AND SEPARATE FAMILY ROOM