

## 28, Havers Avenue, Walton-On-Thames, Surrey, KT12 4ND

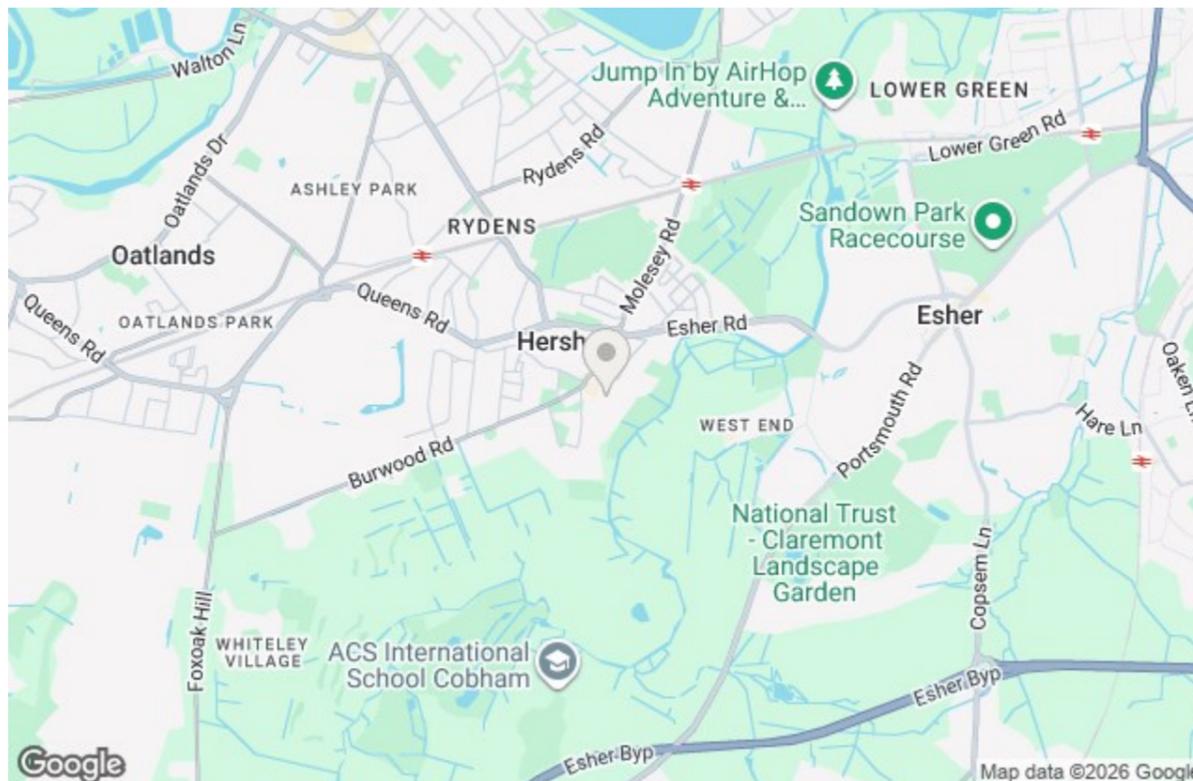
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 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		
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**£724,950 Freehold**

We are delighted to offer this well presented four bedroom family home located in the ever popular Havers Avenue, a quiet cul de sac just a moments walk from Hersham village shops, the pretty village green and the popular Hersham Schools with Burhill Infants on your doorstep. This extended semi detached home briefly includes a welcoming entrance hall way with downstairs WC. The extended living room includes a feature fireplace and overlooks the garden whilst the separate dining room includes a feature bay window. The kitchen is fitted with a modern range of eye and base level units and drawers with ample work surfaces and a door to access the garden. Another advantage is the integral garage, larger than most with space for utilities to one end. On the first floor you will find four bedrooms and the modern three piece family bathroom. A pull down ladder gives access to the loft room with two 'Velux' windows, power and light and making the ideal space to work from home. Externally the rear garden is mainly laid to lawn with mature tree and shrub borders and side pedestrian access. To the front the private drive provides off street parking for several vehicles. Internal viewings are highly recommended and can be arranged by contacting the sellers sole agents on 01932 222266.



# Havers Avenue, Walton-On-Thames, Surrey, KT12 4ND



- FOUR BEDROOMS
- QUIET CUL DE SAC
- HERSHAM SCHOOL CATCHMENT
- LARGER THAN AVERAGE INTEGRAL GARAGE
- TWO RECEPTION ROOMS

- SEMI DETACHED HOME
- CLOSE TO HERSHAM VILLAGE GREEN
- DOWNSTAIRS WC
- OFF STREET PARKING
- MODERN FITTED KITCHEN

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