

## 22, Brunswick Close, Walton-On-Thames, Surrey, KT12 3JJ

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>		70	76
(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 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 2002/91/EC		



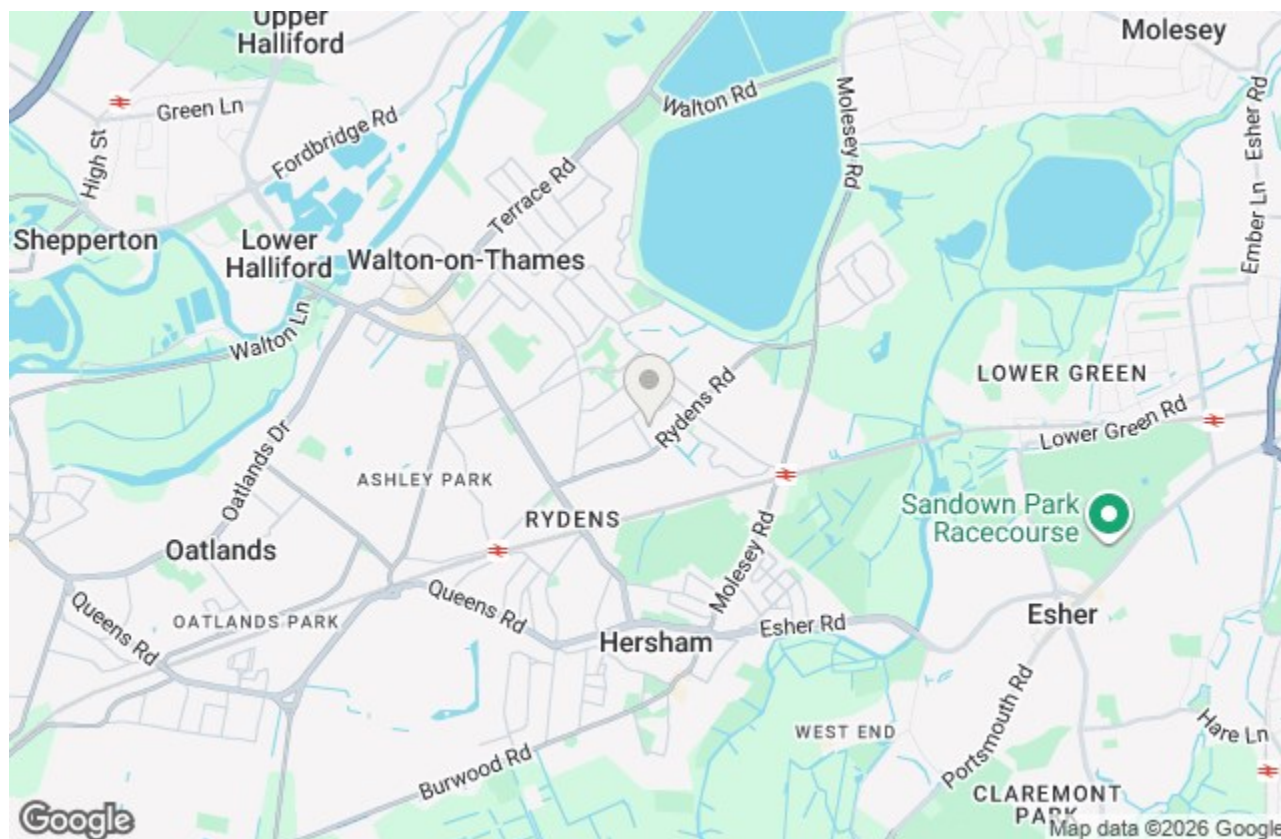
**£335,000 Leasehold**

Nestled in the charming cul-de-sac of Brunswick Close, Walton-On-Thames, this delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. With its prime location, the property is situated approximately three-quarters of a mile from Hersham station, making it an ideal choice for commuters seeking easy access to London and beyond. This property has planning permission granted to convert the loft space into a one bedroom apartment. Elmbridge planning reference : 2023/1813

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen features a built-in oven and hob, along with space for the usual appliances catering to all your culinary needs. The modern bathroom is a standout feature, complete with a shower over the bath, ensuring both style and functionality.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. Outside, you will find a private garden, offering a tranquil retreat for outdoor enjoyment. Additionally, there is a garage located in a nearby block, providing extra storage or secure parking.

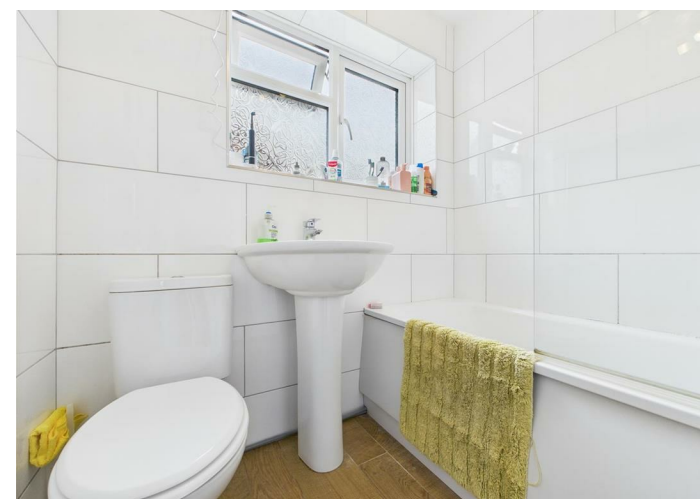
This home is not only well-situated but also offers a wonderful opportunity for those looking to settle in a friendly community. With its modern amenities and proximity to local transport links, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.



# Brunswick Close, Walton-On-Thames, Surrey, KT12 3JJ



- PLANNING GRANTED TO CONVERT THE LOFT SPACE INTO A ONE BEDROOM APARTMENT
- PRIVATE GARDEN
- POPULAR CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- GARAGE
- NO ONWARD CHAIN



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