



89, Albany Road, Walton-On-Thames, Surrey, KT12 5QG

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		
	76	89
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 The Region Of £500,000 Freehold

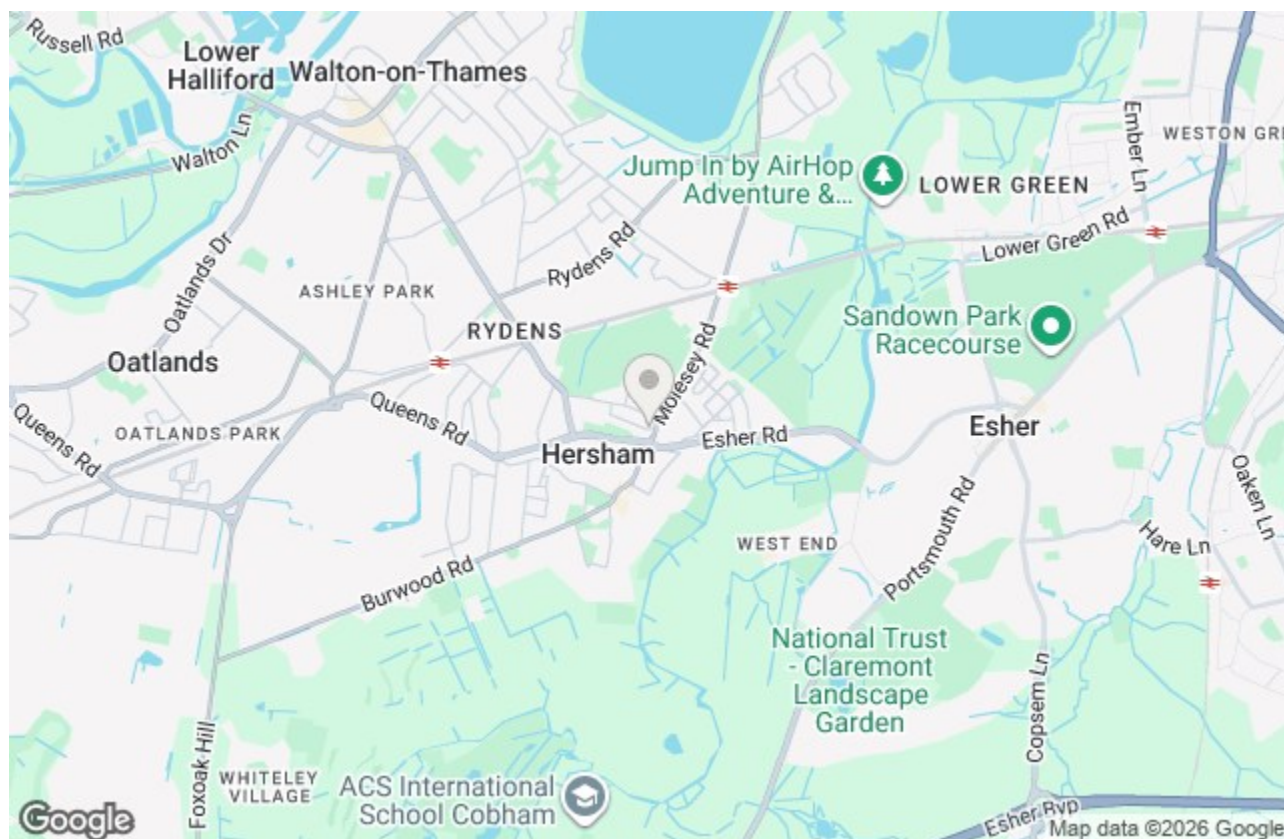
Located in the very popular village of Hersham, Walton-On-Thames, this delightful end-terrace house on Albany Road offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, one located on the ground floor and the other on the first floor, this property provides flexible accommodation suitable for a variety of lifestyles.

The heart of the home is the inviting kitchen/dining room, which boasts a superb range of built-in appliances and ample space for a dining table, making it an ideal setting for family meals or entertaining guests. The rear aspect living room is bathed in natural light, thanks to its large windows and doors that open directly onto the lovely rear garden. This outdoor space features both patio and lawn areas, perfect for enjoying sunny days or hosting gatherings, along with a charming timber garden shed for additional storage.

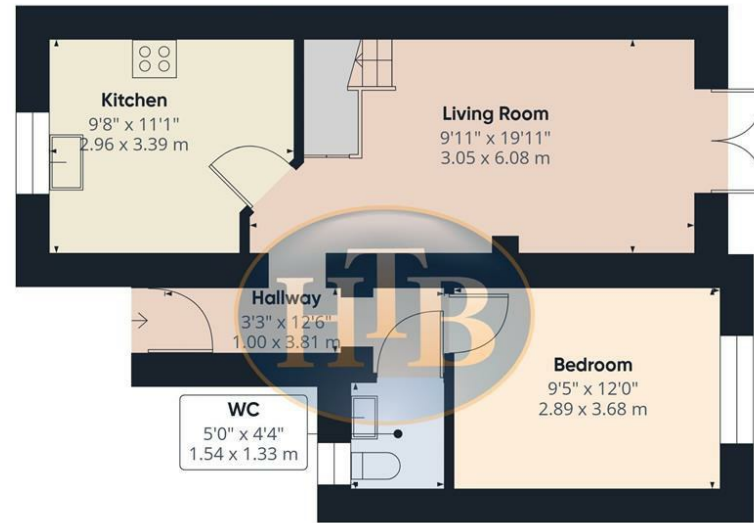
The property also benefits from off-street parking, a valuable asset in this popular village location, a handy downstairs W.C. and a stunning re-fitted bathroom on the first floor with shower over the bath complemented by contemporary tiling.

Residents will appreciate the short walk to the local station and village centre, providing easy access to amenities and transport links.

This home is a wonderful opportunity for those seeking a comfortable and well-located property in a friendly community. Whether you are a first-time buyer, a small family, or looking to downsize, this house on Albany Road is sure to meet your needs and exceed your expectations. Call 01932 222266.



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Floor 0



Floor 1



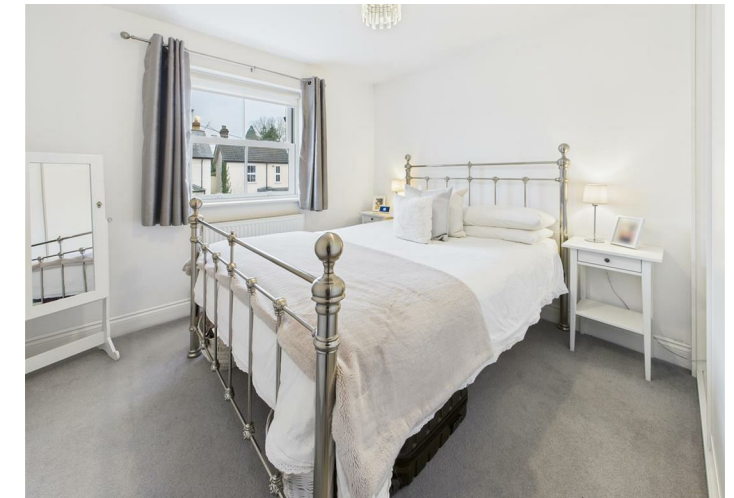
Approximate total area¹⁾
643 ft²
59.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



- TWO DOUBLE BEDROOMS
- POPULAR LOCATION WITHIN A SHORT WALK OF THE STATION AND VILLAGE CENTRE
- OFF STREET PARKING
- GAS CENTRAL HEATING INCLUDING RECENTLY REPLACED BOILER
- EPC C

- LUXURY BATHROOM INCLUDING SHOWER OVER THE BATH
- DOWNSTAIRS W.C.
- KITCHEN/DINING ROOM WITH GREAT RANGE OF BUILT-IN APPLIANCES
- PRETTY REAR GARDEN WITH PATIO AND LAWN AREAS
- ELMBRIDGE COUNCIL TAX BAND D

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

