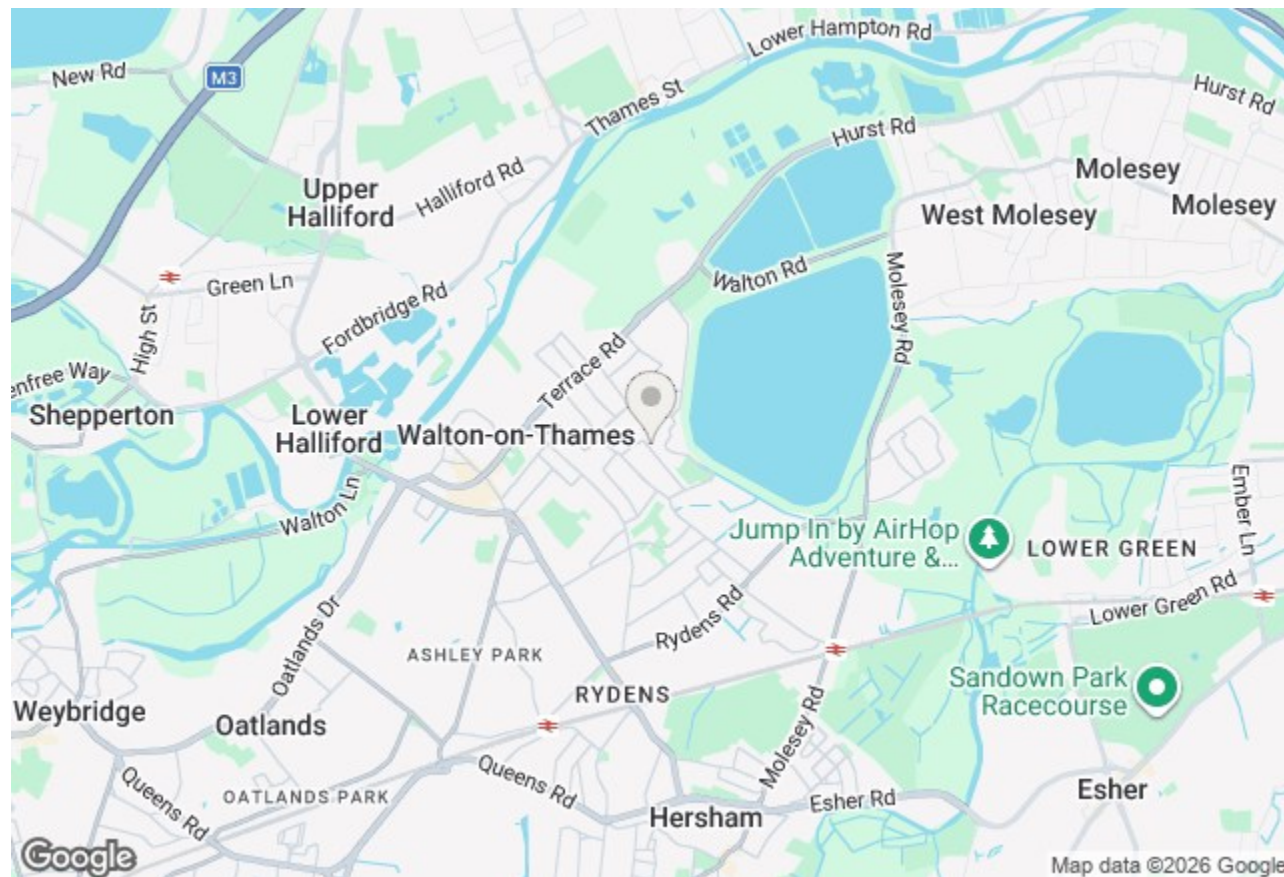


11, Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ

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			
		61	70
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			
		54	74
England & Wales	EU Directive 2002/91/EC		



£585,000 Freehold

Harmes Turner Brown are pleased to offer this well-presented three-bedroom semi-detached family home. The accommodation briefly comprises an entrance hallway with feature stained glass window, a bay-fronted living room, and an open-plan kitchen/dining room with modern fitted kitchen, breakfast bar and integrated appliances. To the rear, there is a utility room and walk-in wet room with shower and WC. On the first floor, there are three bedrooms and a modern three piece family bathroom. Externally, the rear garden is paved for ease of maintenance and there is a detached garage providing storage. To the front, the property offers off-street parking via a private driveway. The property is offered for sale with no onward chain and also provides further potential to extend, subject to the usual planning permissions. For further information or to arrange a viewing, please contact Harmes Turner Brown's Walton office.

Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ



- THREE BEDROOMS
- TWO FAMILY BATHROOMS
- POTENTIAL TO EXTEND FURTHER STPP
- DETACHED GARAGE
- OPEN PLAN FITTED KITCHEN/DINING ROOM
- UTILITY
- SEMI DETACHED
- PRIVATE DRIVEWAY

