

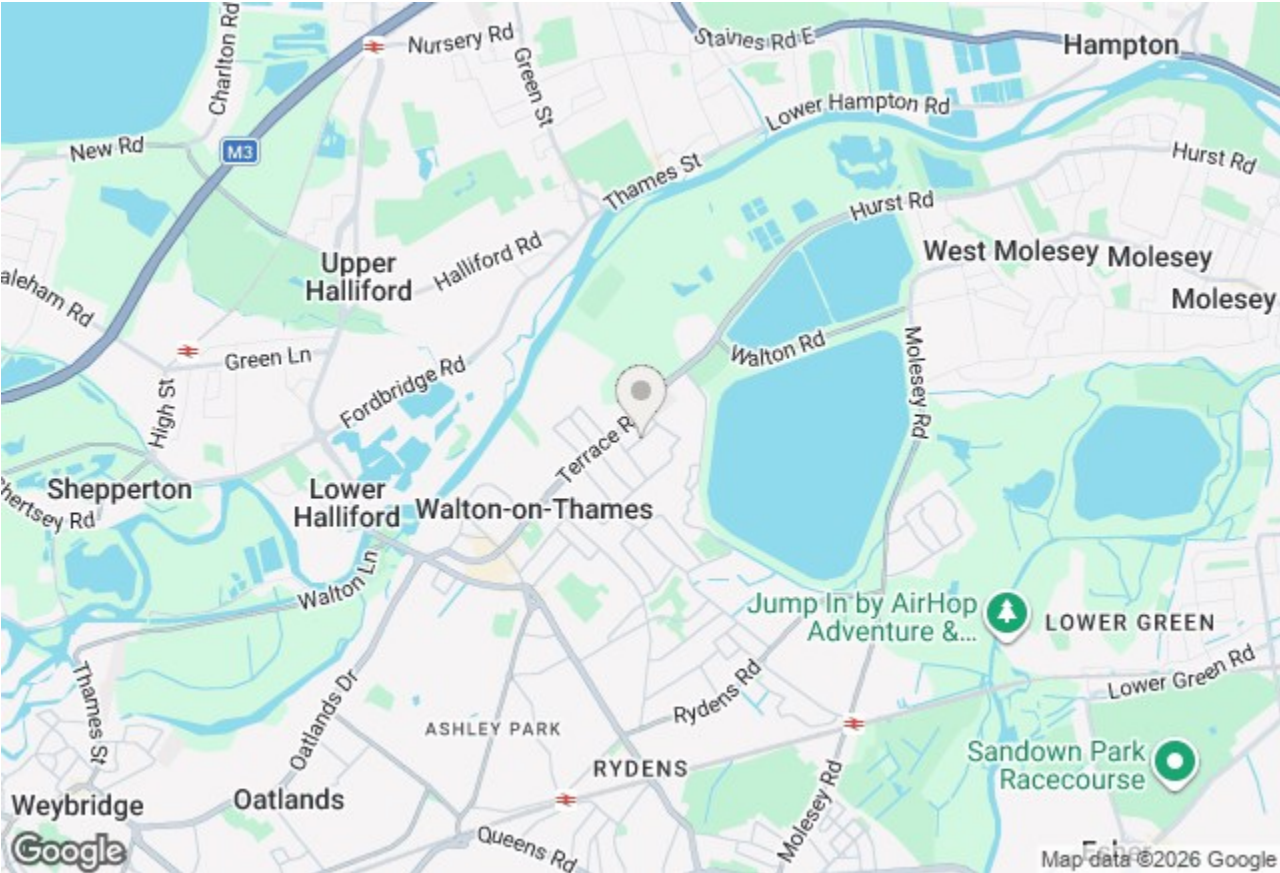


Harmes Turner Brown

15, First Avenue, Walton-On-Thames, KT12 2HL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 



£500,000 Freehold

Nestled in the charming area of Walton-On-Thames, this delightful three-bedroom semi-detached home on First Avenue offers a perfect blend of comfort and convenience. Ideal for families, the property is situated close to local schools, making the morning school run a breeze.

Upon entering, you will be greeted by a modern open-plan kitchen and dining room, which boasts a good range of units and drawers, providing ample storage and a stylish space for family meals and entertaining guests. The layout is designed to create a warm and inviting atmosphere, perfect for both everyday living and special occasions.

The property features off-street parking, ensuring that you have a secure place for your vehicle. Additionally, a detached garage to the rear offers further storage options or the potential for a workshop, catering to various needs.

Step outside to discover a sunny rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, children's play, or simply relaxing in the sun. The garden provides a private retreat, enhancing the overall appeal of this lovely home.

Completing the accommodation are a well-appointed bathroom and a separate WC, adding to the practicality of the living space. This semi-detached house is not just a property; it is a place where memories can be made. With its excellent location and thoughtful features, it presents a wonderful opportunity for those seeking a family home in a desirable area.

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- THREE BEDROOMS
 - OFF STREET PARKING ON PRIVATE DRIVE
 - PRIVATE REAR GARDEN
 - MUST BE SEEN
- SEMI DETACHED HOME
 - DETACHED GARAGE TO THE REAR
 - CLOSE TO LOCAL SCHOOLS AND RIVER THAMES
 - WELL PRESENTED THROUGHOUT