



# Harmes Turner Brown

**Cottimore Avenue, Walton-On-Thames, KT12 2AD**



## Offers In Excess Of £575,000 Freehold

Quietly positioned in the popular Cottimore Avenue in Walton-On-Thames, this delightful semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property has been thoughtfully extended to the rear, creating a larger kitchen and breakfast room that is perfect for family gatherings and entertaining guests.

From the entrance hallway, you are welcomed by a bright and airy through lounge and dining room, which provides a warm and inviting atmosphere. The generous size of the living space allows for versatile furniture arrangements, making it easy to create a home that suits your lifestyle.

The property features a substantial rear garden, adorned with mature shrubs and a well-kept lawn, offering a tranquil outdoor retreat for relaxation and play. Additionally, there is a timber storage shed equipped with power, providing practical space for gardening tools or hobbies.

Off-street parking is available on the private drive, ensuring convenience for you and your guests. The location is particularly appealing, as it is just a short walk to the vibrant Walton-On-Thames high street, where you can enjoy a variety of shops, cafes, and amenities.

This semi-detached house on Cottimore Avenue is a wonderful family home that combines comfort, space, and a prime location. It is an opportunity not to be missed for those looking to settle in this lovely area.

INDEPENDENT ESTATE AGENTS

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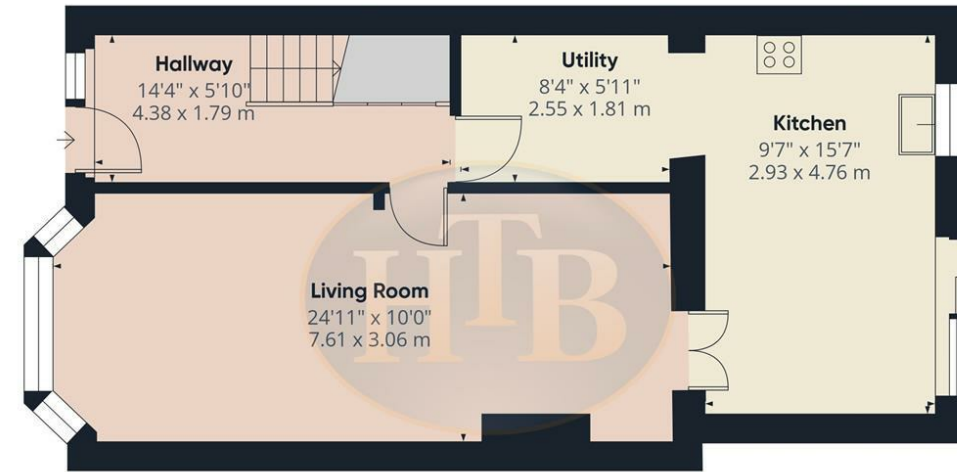
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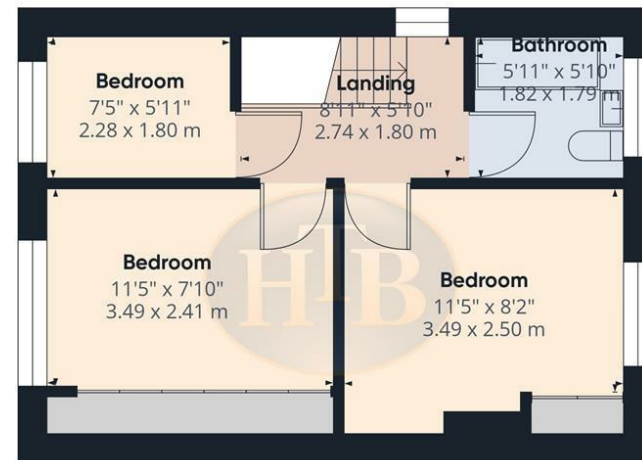
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# Cottimore Avenue, Walton-On-Thames, KT12 2AD



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
877 ft<sup>2</sup>  
81.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



- THREE BEDROOMS SEMI DETACHED
- OFF STREET PARKING ON PRIVATE DRIVEWAY
- SHORT WALK TO TOWN CENTRE
- BRIGHT AND AIRY KITCHEN/BREAKFAST ROOM
- MUST BE SEEN
- EXTENDED TO GROUND FLOOR
- GENEROUS SIZE SUNNY REAR GARDEN
- POPULAR RESIDENTIAL AVENUE PERFECT FOR FAMILIES
- THROUGH LOUNGE/DINING ROOM