

## 11b, The Grove, Walton-On-Thames, Surrey, KT12 2HP

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>86</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>72</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (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 |           |



### Offers In Excess Of £600,000 Freehold

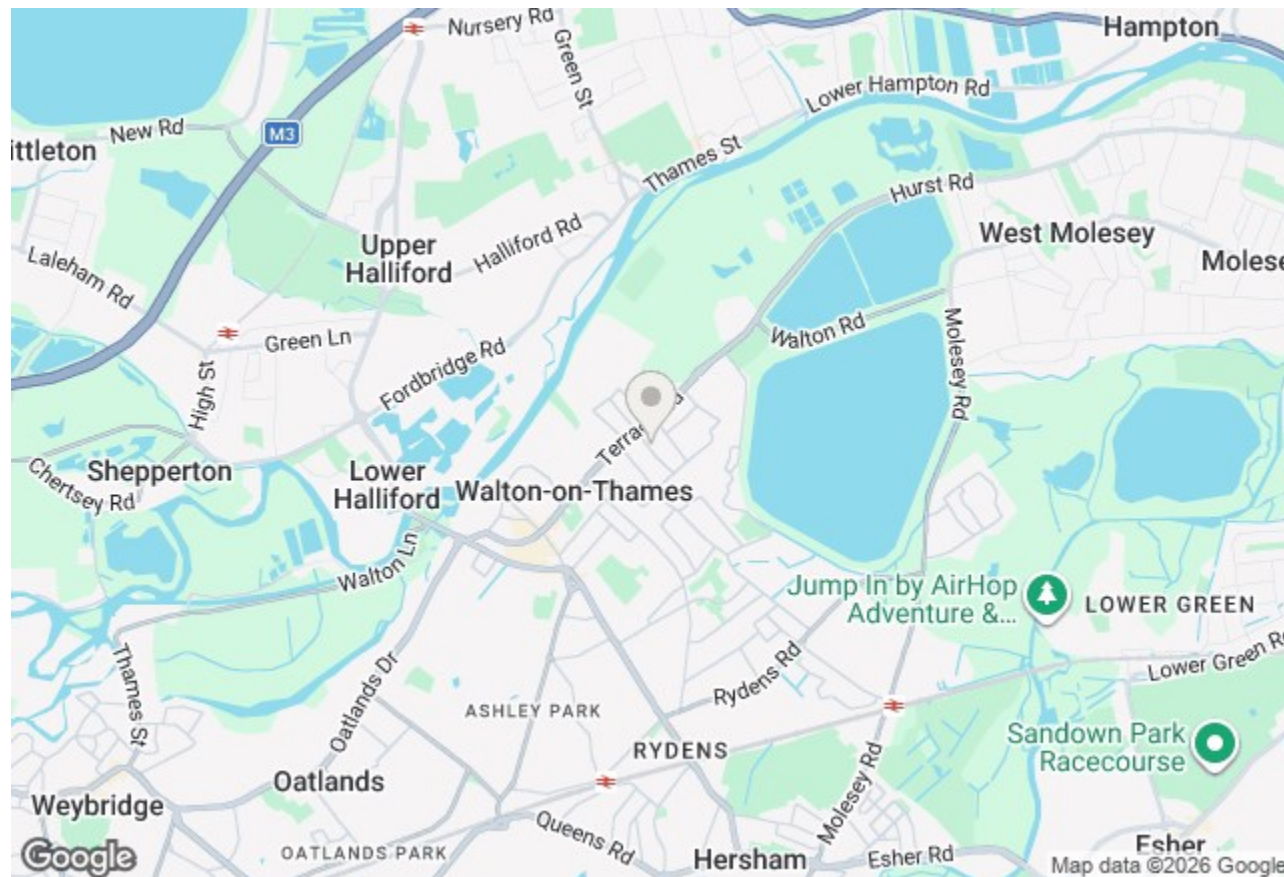
Conveniently located in a quiet private cul-de-sac of The Grove, Walton-On-Thames, this charming semi-detached family home offers a perfect blend of comfort and modern living. With three spacious double bedrooms, each equipped with air conditioning units, this property ensures a cool and restful environment throughout the warmer months.

The home boasts three well-appointed reception rooms, including a dedicated office space, ideal for those who work from home or require a quiet area for study. Two further reception rooms provide a bright and airy living room and separate dining room. The heart of the home is complemented by a recently refitted modern family bathroom, featuring a stylish four-piece suite that caters to all your needs. There is also the advantage of a downstairs cloakroom.

Outside, the property benefits from ample parking, along with a garage, providing both convenience and security. The peaceful setting of this home makes it an ideal retreat for families seeking a serene lifestyle while still being close to local amenities.

This delightful residence is perfect for those looking to settle in a friendly community, offering both space and modern comforts in a sought-after location. Don't miss the opportunity to make this lovely house your new home.

Internal viewings are highly recommended and can be arranged by contacting our Walton on Thames office on 01932 222266.



# The Grove, Walton-On-Thames, Surrey, KT12 2HP



- THREE DOUBLE BEDROOMS ALL WITH AIR CONDITIONING
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- MODERN SEMI DETACHED HOME
- GOOD SIZE PRIVATE GARDEN WITH SIDE ACCESS
- RECENTLY REFITTED FOUR PIECE LUXURY BATHROOM
- THREE RECEPTION ROOMS
- PRIVATE CUL DE SAC CLOSE TO LOCAL SHOPS AND SCHOOLS
- GARAGE AND AMPLE PARKING
- DOWNSTAIRS CLOAKROOM
- INTERNAL VIEWINGS HIGHLY RECOMMENDED

