

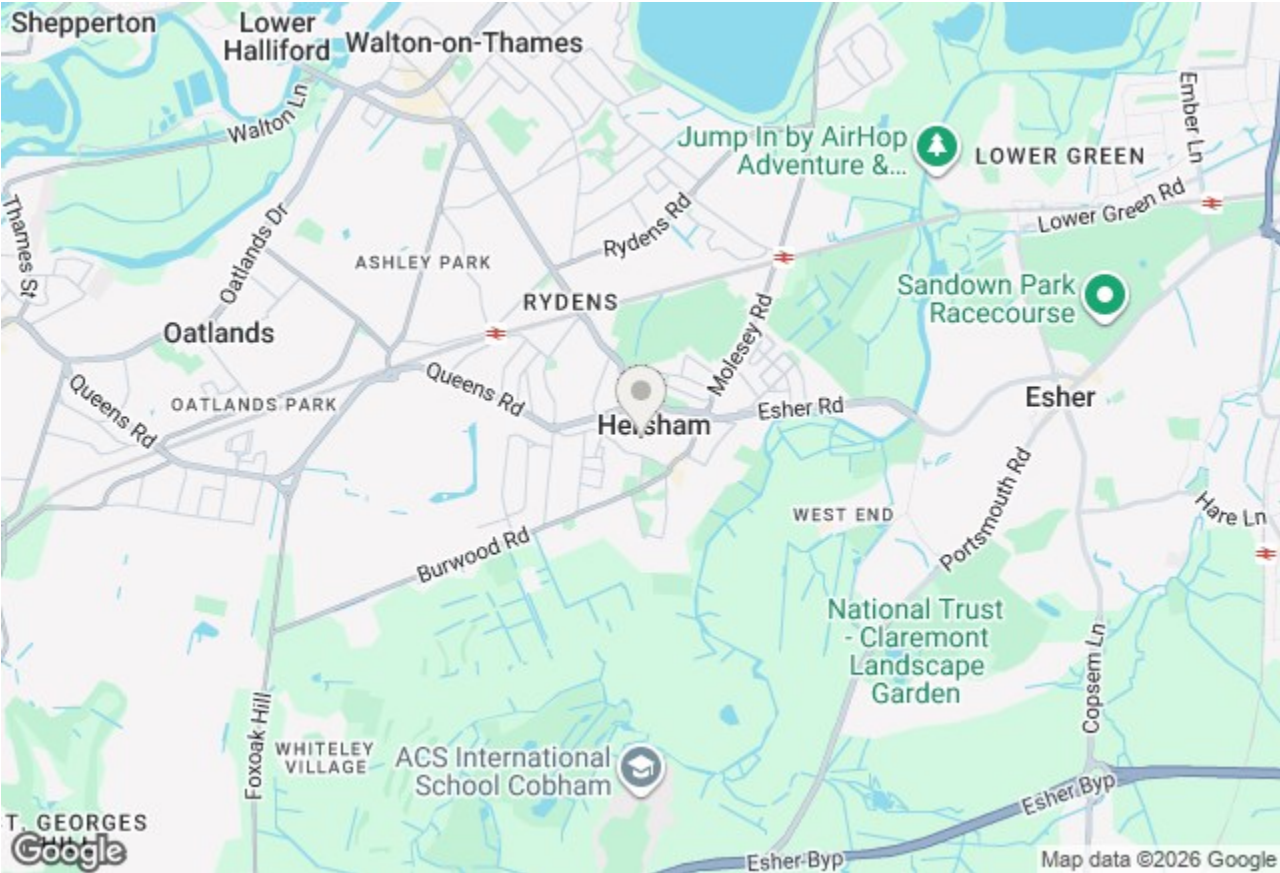


Harmes Turner Brown

13, Primrose Road, Walton-On-Thames, KT12 5JD

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	54	67
(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	



£365,000 Freehold

Offered to the market with no onward chain, this charming character cottage presents an excellent opportunity for buyers looking to create a home to their own taste and specification. Requiring modernisation throughout, the property offers generous accommodation arranged over three floors and retains many attractive period features.

The ground floor comprises a welcoming front reception room with feature fireplace, a separate dining room providing an ideal entertaining space, and a fitted kitchen to the rear with access to the garden.

On the first floor are two well-proportioned double bedrooms, both benefiting from good natural light and character features, along with a family bathroom. Stairs then lead to a useful loft room, offering versatile additional space that could be utilised as a home office, hobby room, occasional guest space or valuable storage area.

Externally, the property enjoys a private rear garden, providing a peaceful outdoor retreat with scope for further landscaping and improvement.

Primrose Road is a highly convenient location, just a short walk from Hershams Green with its selection of local shops, cafés and amenities. Walton-on-Thames mainline station is also within easy reach, offering regular services into London Waterloo, making the property particularly attractive for commuters. Families are well catered for with a number of highly regarded local schools nearby.

This is a rare opportunity to acquire a characterful cottage in a sought-after location, with excellent potential to modernise and add value, offered to the market with no onward chain.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Primrose Road, Walton-On-Thames, KT12 5JD



- • Character cottage requiring modernisation
- • Two double bedrooms
- • Two reception rooms
- • Popular residential location
- • No onward chain
- • Useful loft room
- • Private rear garden
- Approx one mile to Walton Station (London Waterloo approx 26 mins)