



121, Cottimore Lane, Walton-On-Thames, Surrey, KT12 2BN

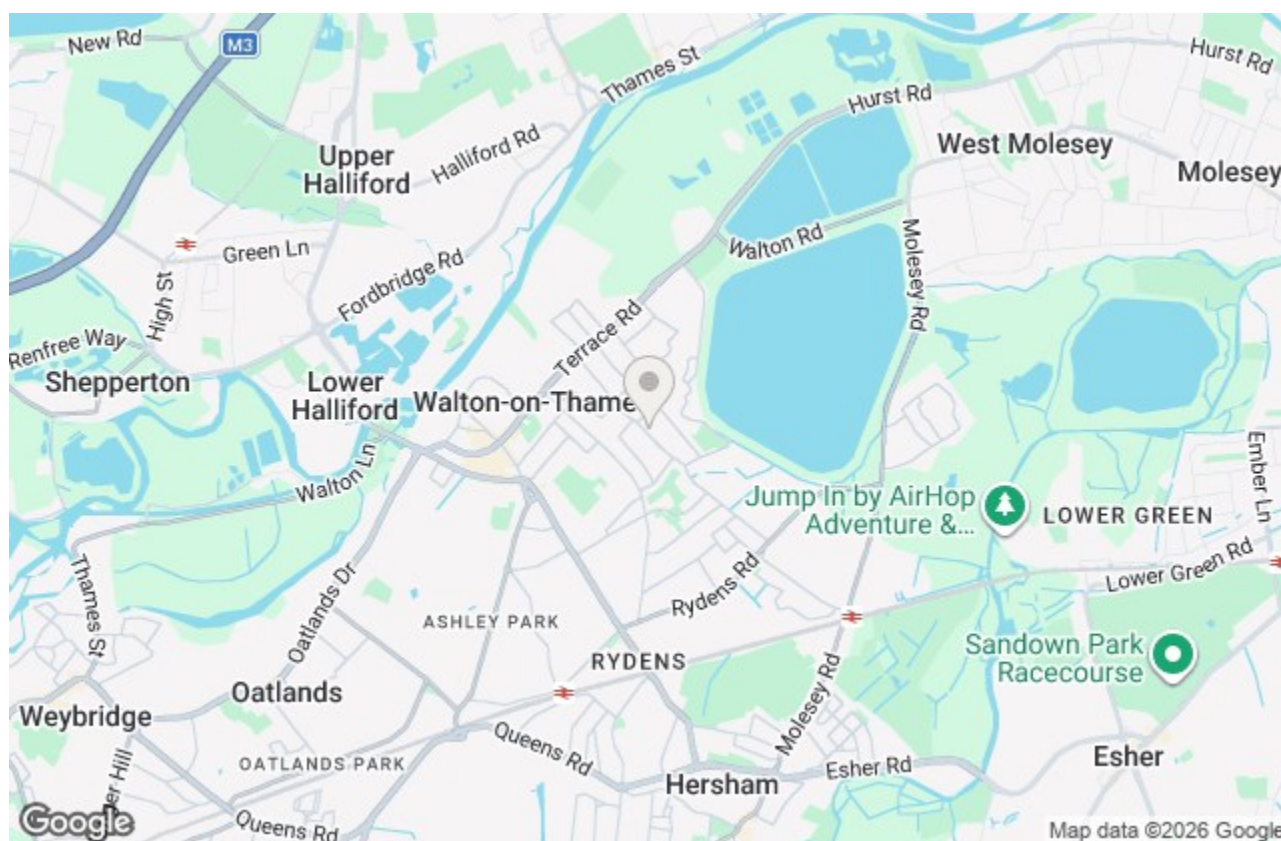
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	88
England & Wales	EU Directive 2002/91/EC	

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	

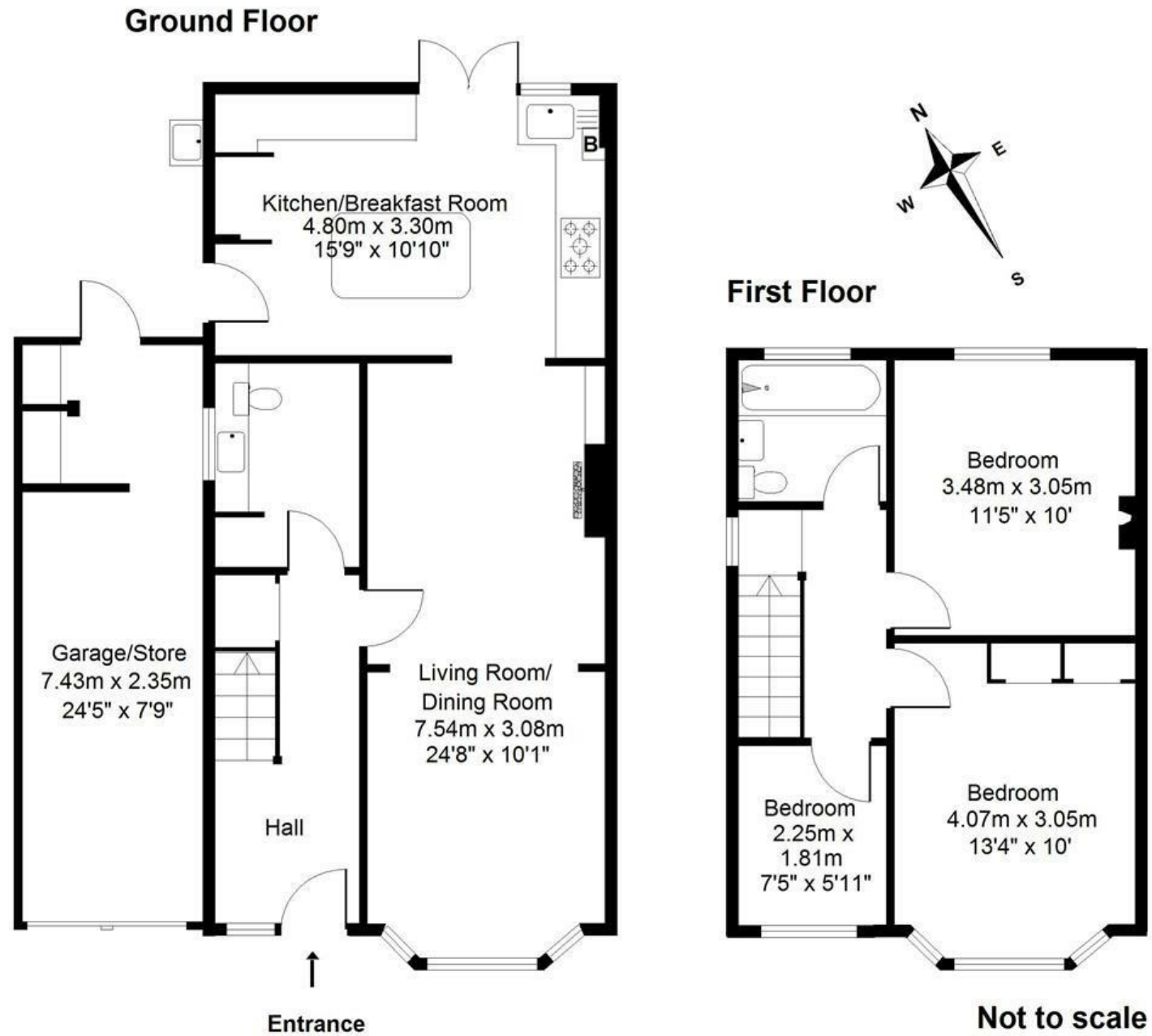


£580,000 Freehold

We are delighted to offer this beautifully presented three bedroom extended family semi located in a popular residential road close to local shops and popular schools. Offered for sale with no onward chain, this 1930's home briefly includes a welcoming entrance hallway with larger than average downstairs cloakroom, bay fronted through lounge/dining room with wood flooring and feature fireplace. The property has been skilfully extended to provide a generous size modern kitchen/breakfast room fitted with a designer kitchen including a good range of eye and base level units, a large central cooking island with ample storage below, built in appliances to include AEG oven, hob and extractor, dishwasher and space for fridge/freezer, all complimented with granite work surfaces. On the first floor you will find three bedrooms, the master of which has fitted wardrobes and wood flooring. The modern family bathroom provides a three piece suite including bath with shower over, wash hand basin with vanity unit, low level wc and modern tiling. Externally the large rear garden is mainly laid to lawn with timber decked patio, mature tree and shrub borders and space to the side with pedestrian access to the garage. To the front is a private drive with off street parking and access to the garage. For viewings call our Walton office on 01932 222266.



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Approximate Gross Internal Floor Area:
130m sq (1,165sq ft) inc Garage/Store

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- THREE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- EPC:C
- EXTENDED SEMI DETACHED HOME
- GARAGE AND OFF STREET PARKING
- LARGE PRIVATE GARDEN
- DOWNSTAIRS CLOAKROOM
- COUNCIL TAX BAND: E

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

