

## 47, Burwood Close, Walton-On-Thames, KT12 4JJ

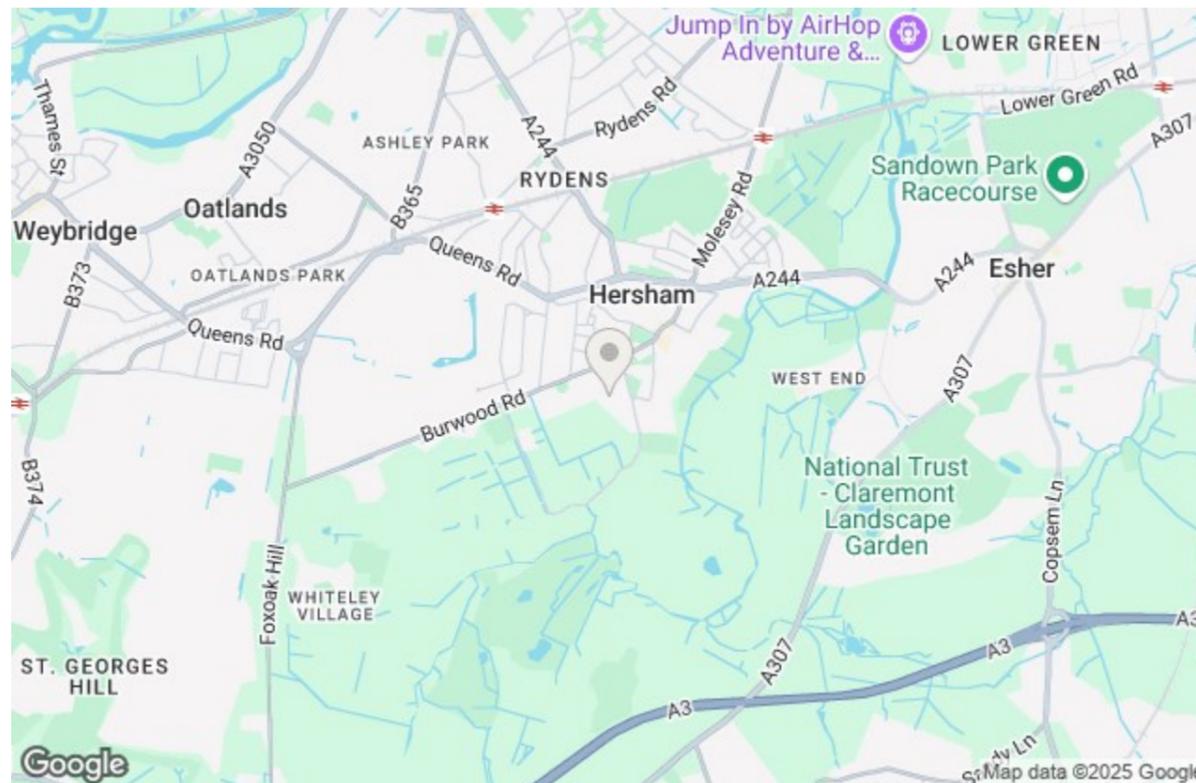
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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 £725,000 Freehold

We are delighted to offer this beautifully presented and skilfully extended three bedroom family home which has been updated and maintained to a particularly high standard by the present owners. Located within a popular residential cul de sac, this quiet setting offers the perfect location with Hershams village, the popular Hershams schools and Walton on Thames mainline station all just a short walk away. The accommodation briefly includes a welcoming entrance hallway with access to the bright and airy family room which is open plan to the stunning fitted kitchen with central cooking island making providing the ideal space to entertain. The main living room reaches across the back of the house and like most of the ground floor is fitted with quality laminate flooring and has bi-fold doors bringing through further natural light and leading to the private rear garden. The separate utility room and downstairs cloakroom is another recent addition fitted with a good range of storage and space for utilities. The larger than average cloakroom includes a modern white suite. On the first floor you will find three double bedrooms, the master of which includes a large built in wardrobes and a second walk in wardrobe with potential to make an ensuite. The family bathroom is beautifully fitted with a four piece modern suite to include bath, walk in shower, wash hand basin and low level wc, complimented with modern designer tiling. The private rear garden is a generous size with pretty shrub and flower borders and a detached studio room making the perfect work from home space. To the front you will find off street parking for at least two cars on the private drive. Viewings are highly recommended and can be arranged by contacting our Walton on Thames office.



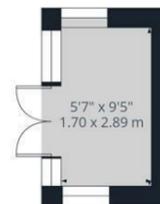
# Burwood Close, Walton-On-Thames, KT12 4JJ



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>®</sup>  
1241.57 ft<sup>2</sup>  
115.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DESIGNER FITTED KITCHEN WITH COOKING ISLAND
- CLOSE TO HERSHAM VILLAGE
- DESIGNER BATHROOM
- EXTENDED FAMILY HOME
- DOWNSTAIRS CLOAKROOM AND UTILITY
- CLOSE TO POPULAR HERSHAM SCHOOLS ISLAND
- OFF STREET PARKING
- PRETTY REAR GARDEN



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