

176, Cottimore Lane, Walton-On-Thames, KT12 2BJ

| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                    |
| (81-91) <b>B</b>                            |           |                                                                                                              |
| (69-80) <b>C</b>                            | <b>69</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 |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                     |
|-----------------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                     |
| England & Wales                                     |         | EU Directive<br>2002/91/EC                                                          |
|                                                     |         |  |



Offers In Excess Of £500,000 Freehold

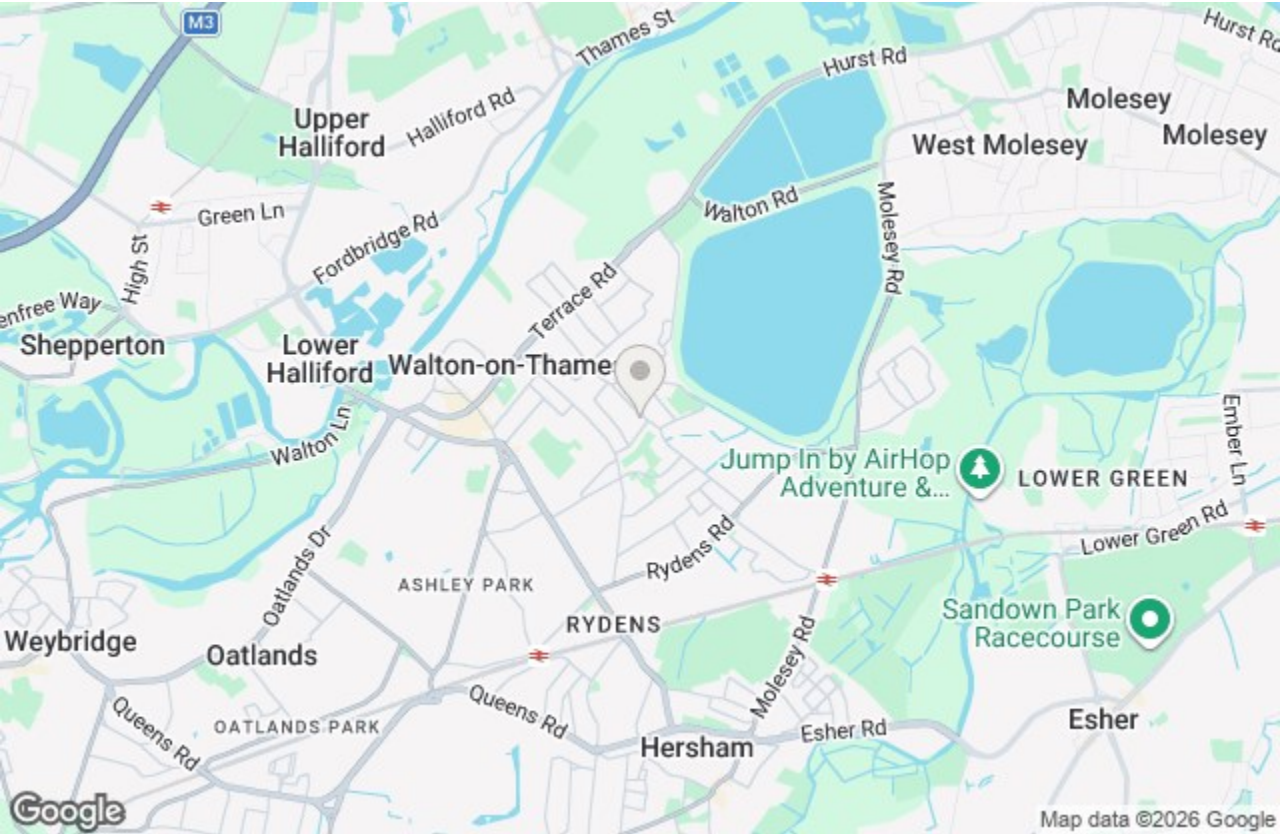
Located in the popular Cottimore Lane, Walton-On-Thames, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property has been thoughtfully extended to include a utility room and a delightful sun room, which provides a lovely view of the rear garden, making it an ideal space for relaxation and family gatherings.

Upon entering, you will be greeted by a generous-sized through lounge dining room, which is perfect for entertaining guests or enjoying family meals. The natural light that floods this space creates a warm and inviting atmosphere throughout the home.

In addition to its spacious interior, the property boasts a detached garage, providing ample storage for your belongings or the potential for a workshop. Off-street parking is available on the private driveway, ensuring that you and your guests have convenient access.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase. This home is not only a wonderful opportunity for families but also for those looking to invest in a desirable location.

With its excellent amenities, schools, and transport links nearby, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home. NO ONWARD CHAIN.



Cottimore Lane, Walton-On-Thames, KT12 2BJ



- THREE BEDROOMS
- EXTENDED SUN ROOM WITH UTILITY OVERLOOKING REAR GARDEN
- OFF STREET PARKING ON PRIVATE DRIVE
- MODERN FAMILY BATHROOM
- SEMI DETACHED
- NO ONWARD CHAIN
- DETACHED GARAGE
- PRETTY REAR GARDEN
- THROUGH LOUNGE/DINING ROOM

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

