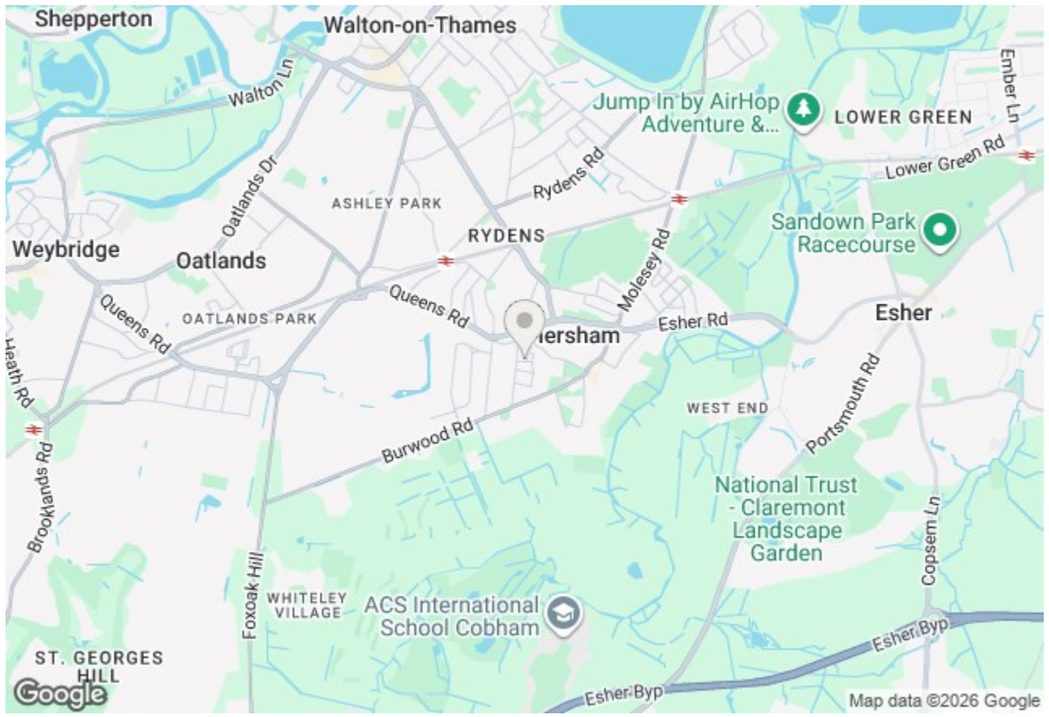
Harmes Turner Brown

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) 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 2002/91/EC	



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10, Brampton Gardens, Walton-On-Thames, KT12 5HW

Offers In Excess Of £900,000 Freehold

Conveniently located in the very popular Brampton Gardens of Hersham, this extended semi-detached family home offers a perfect blend of modern living and traditional comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and convenience.

Upon entering, you are welcomed by an inviting reception hallway that provides access to the bay fronted living, generous size cloakroom. The heart of the home is undoubtedly the stunning open plan kitchen installed in the Autumn of 2023 featuring elegant quartz work surfaces that add a touch of sophistication. This area is designed for both functionality and style, making it perfect for family gatherings or casual dining. Additionally, a separate utility room includes a large double door airing cupboard, ensuring that everyday chores are easily managed.

In addition to the four bedrooms, the large loft room can be accessed by a pull down ladder providing additional storage. The room is plastered and painted with a 'Velux' window, lighting and power.

The property boasts a detached brick-built garage at the rear, complete with a tiled roof, power, and light, offering excellent storage or workshop potential. The private drive provides off-street parking, a valuable asset in this desirable location.

Surrounded by mature cottage style gardens both at the front and rear, the home is enveloped in greenery, with beautiful tree and flower borders that create a tranquil outdoor space. Bi-fold doors across the rear of the home seamlessly connect the indoor and outdoor areas, allowing for an abundance of natural light and a delightful view of the garden.

Situated close to popular Hersham schools and the mainline station, this property is perfectly positioned for families and commuters alike. This home is not just a place to live; it is a sanctuary that offers comfort, style, and convenience in one of Hersham Village' most sought-after areas.

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Brampton Gardens, Walton-On-Thames, KT12 5HW

- VALLIANT BOILER INSTALLED 2024
- BEAUTIFULLY PRESENTED
- PRETTY COTTAGE STYLE GARDEN TO FRONT AND REAR
- CLOSE TO POPULAR HERSHAM SCHOOLS
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOM FAMILY HOME
- SKILFULLY EXTENDED WITH MODERN OPEN PLAN KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS
- DETACHED GARAGE TO REAR WITH PRIVATE DRIVE FOR PARKING
- SHORT WALK TO VILLAGE SHOPS AND MAINLINE STATION
- SEPARATE BAY FRONTED LIVING ROOM