

## 19, Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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		



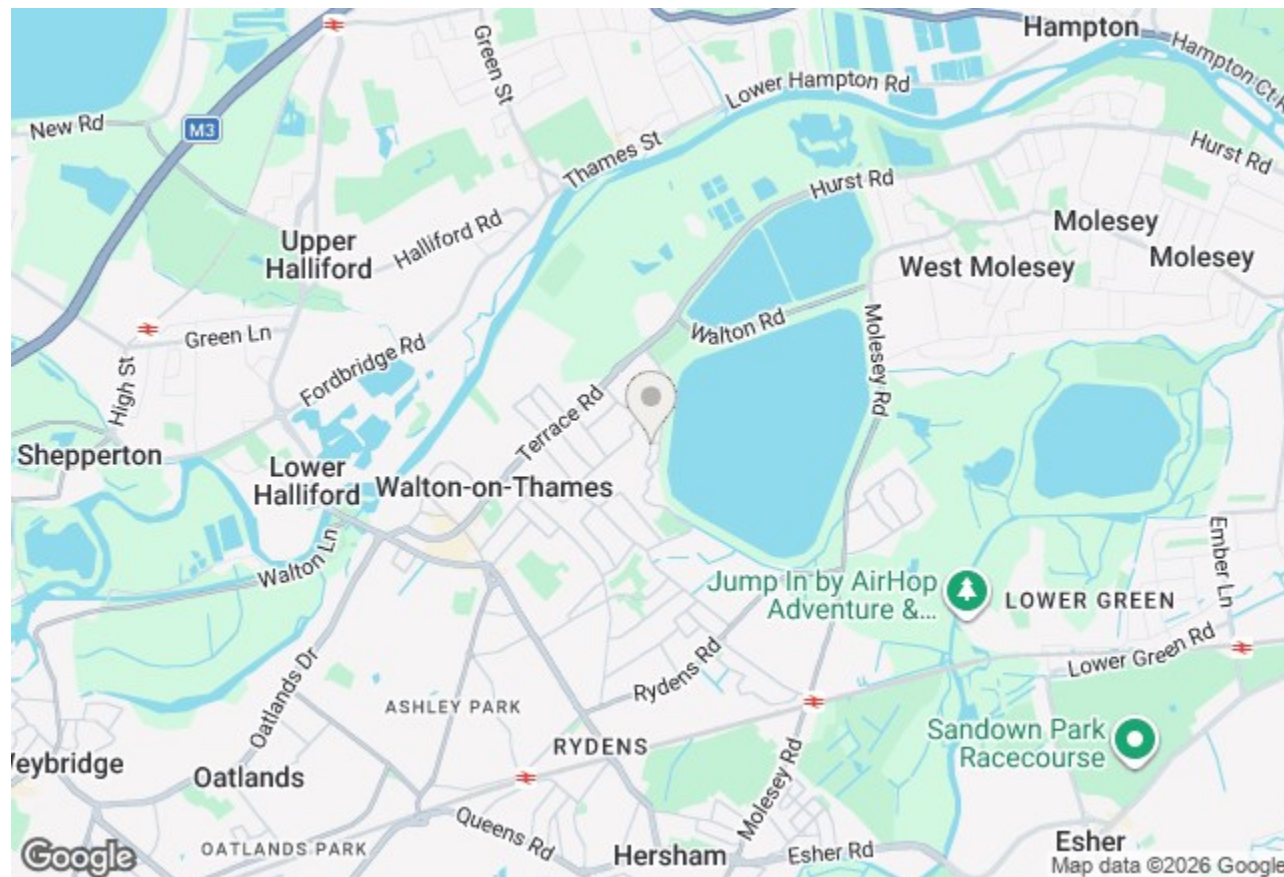
**£330,000 Freehold**

Nestled in the charming residential cul de sac of Telford Drive, Walton-On-Thames, this delightful freehold house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-appointed reception room that offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

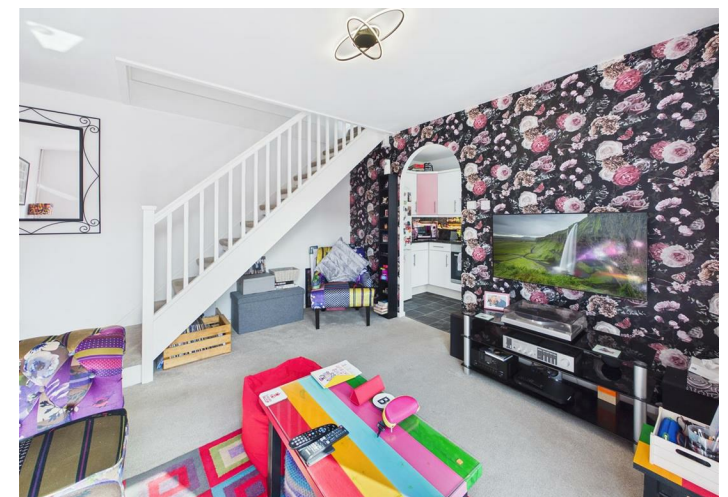
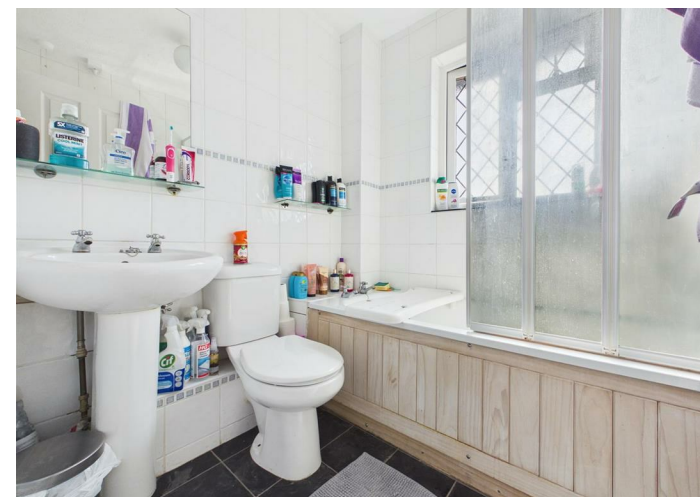
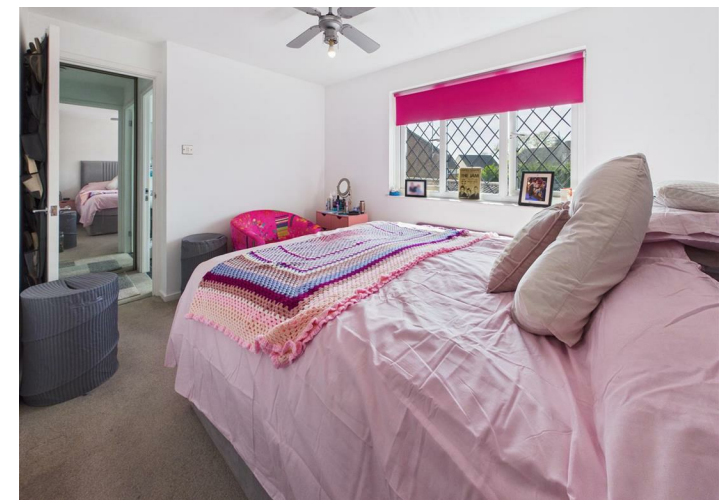
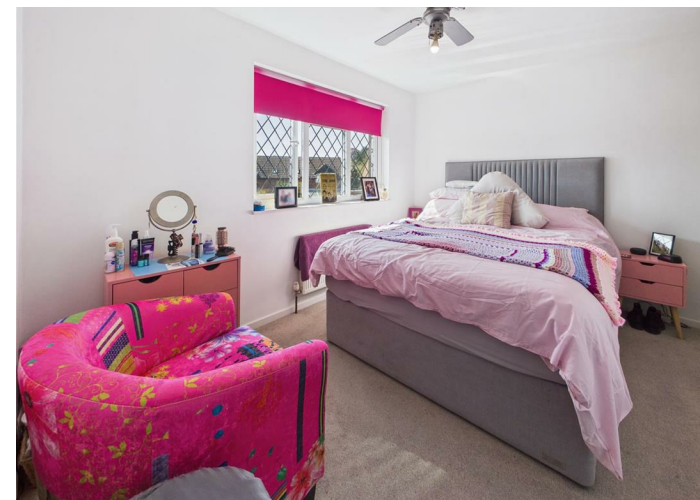
With one spacious bedroom, this house is ideal for individuals or couples looking for a cosy retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort. Throughout the property, you will find it has been well presented, showcasing a blend of modern living and homely charm.

One of the standout features of this home is the private sunny garden, complete with a decked patio area. This outdoor space is perfect for enjoying the sunshine, hosting barbecues, or simply unwinding after a long day. Additionally, residents parking is conveniently located to the rear, providing ease of access for you and your guests.

This property is a must-see for anyone looking to settle in a desirable area, combining comfort, style, and practicality. Don't miss the chance to make this lovely house your new home.



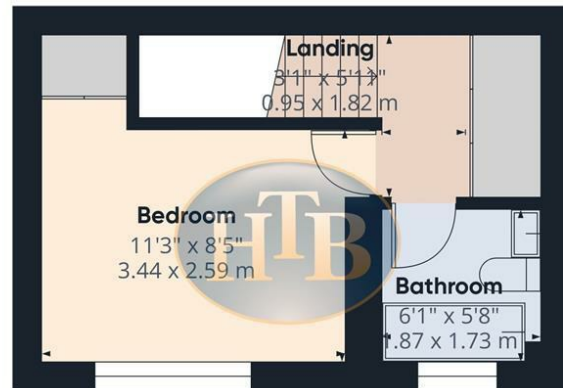
# Telford Drive, Walton-On-Thames, Surrey, KT12 2YG



Living Room  
3'9" x 2'11"  
1.16 x 0.91 m



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
401 ft<sup>2</sup>  
37.3 m<sup>2</sup>

Reduced headroom  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- ONE BEDROOM FREEHOLD HOUSE
- PRIVATE GARDEN TO THE REAR WITH SUNNY DECKED PATIO
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN
- EXCELLENT FIRST TIME PURCHASE
- PERFECT FIRST TIME BUY
- QUIET AND POPULAR CUL DE SAC
- RESIDENTS PARKING TO REAR
- MODERN FITTED KITCHEN