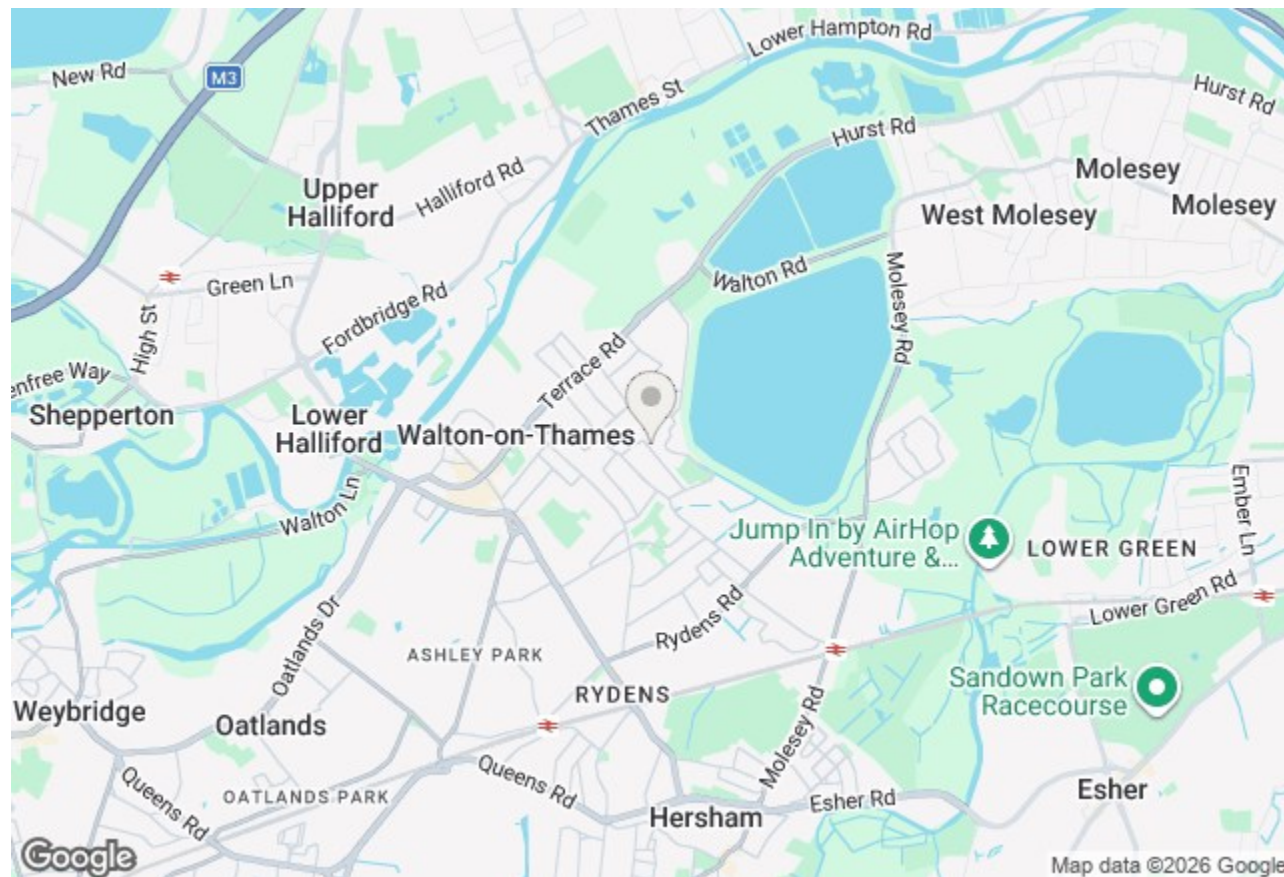


## 11, Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ

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>61</b>	<b>70</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

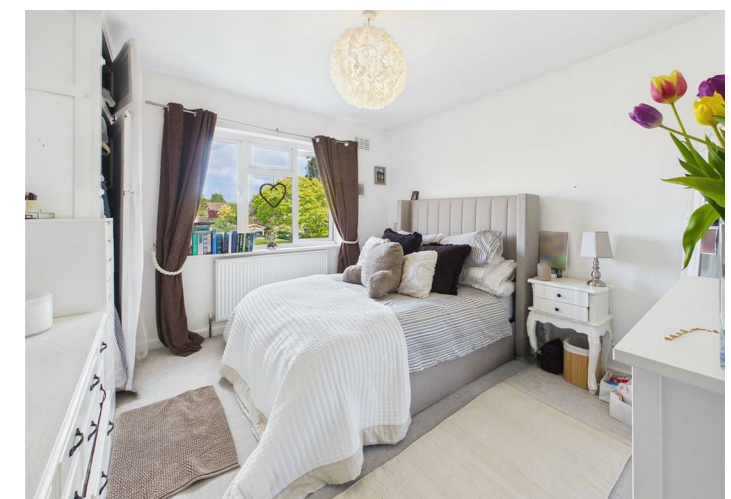
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>54</b>	<b>74</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**£585,000 Freehold**

Harmes Turner Brown are pleased to offer this well-presented three-bedroom semi-detached family home. The accommodation briefly comprises an entrance hallway with feature stained glass window, a bay-fronted living room, and an open-plan kitchen/dining room with modern fitted kitchen, breakfast bar and integrated appliances. To the rear, there is a utility room and walk-in wet room with shower and WC. On the first floor, there are three bedrooms and a modern three piece family bathroom. Externally, the rear garden is paved for ease of maintenance and there is a detached garage providing storage. To the front, the property offers off-street parking via a private driveway. The property is offered for sale with no onward chain and also provides further potential to extend, subject to the usual planning permissions. NB: The seller has recently replaced the boiler and fuse board. For further information or to arrange a viewing, please contact Harmes Turner Brown's Walton office.

# Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ



- THREE BEDROOMS
- TWO FAMILY BATHROOMS
- POTENTIAL TO EXTEND FURTHER STPP
- DETACHED GARAGE
- OPEN PLAN FITTED KITCHEN/DINING ROOM
- UTILITY
- SEMI DETACHED
- PRIVATE DRIVEWAY