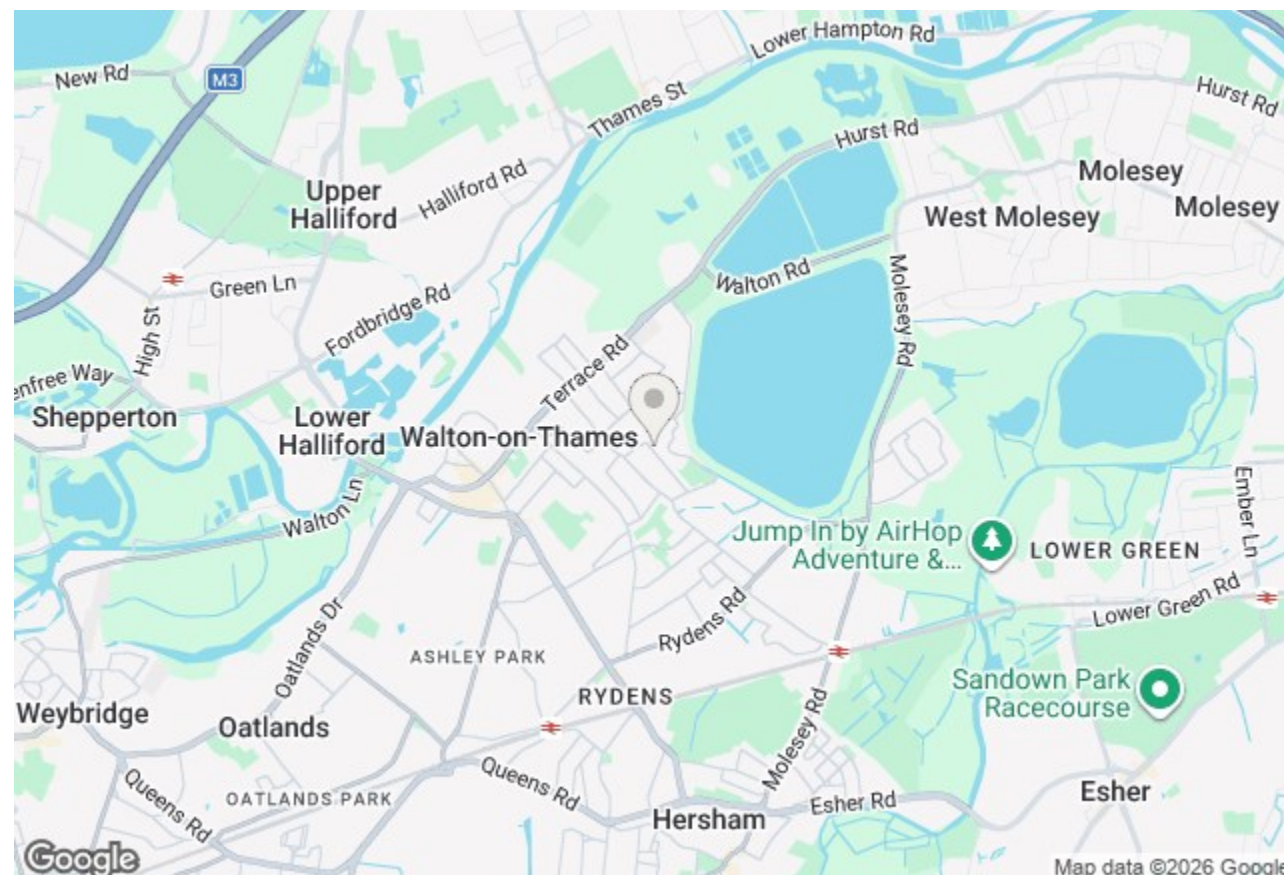


11, Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ

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		
	61	70
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
	54	74
England & Wales		
EU Directive 2002/91/EC		



Offers In Excess Of £550,000 Freehold

NO ONWARD CHAIN

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.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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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

