

21, Cardinal Drive, Walton-On-Thames, Surrey, KT12 3AX

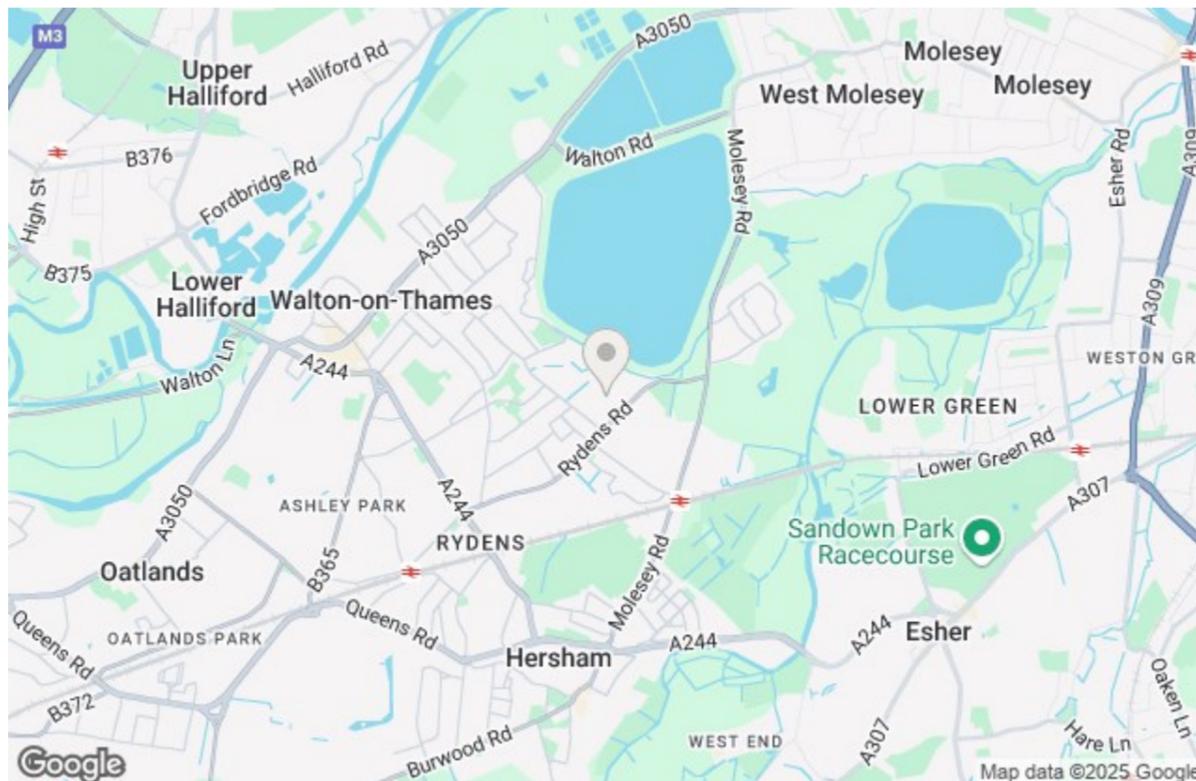
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



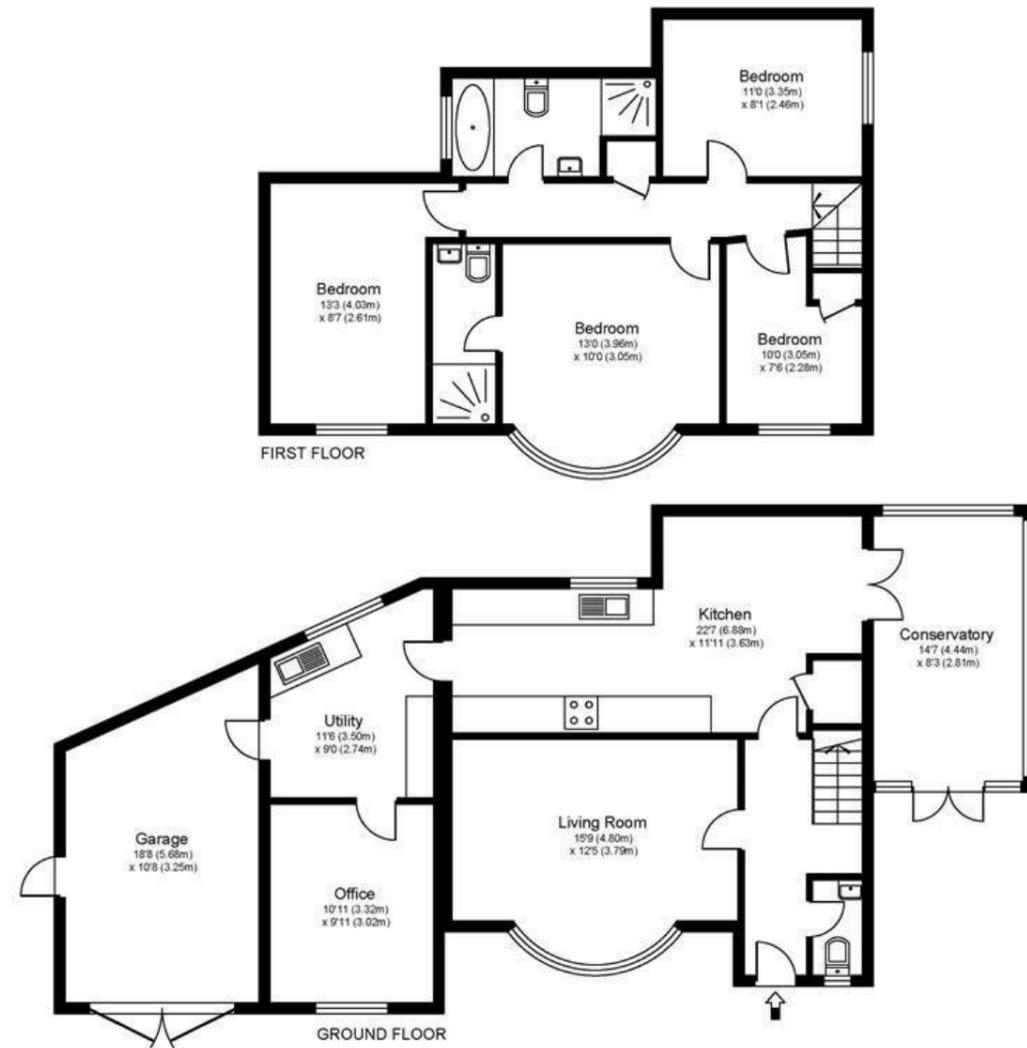
£799,000 Freehold

NO ONWARD CHAIN. Harmes Turner Brown Walton are delighted to offer this skilfully extended imposing family home situated on a bold corner plot in a favoured residential area of Walton on Thames. Cardinal Drive is located approx 1/2 mile from Hershams train station and a similar distance to the 'Halfway' shops which include several restaurants and convenience stores. The immaculately presented accommodation briefly comprises entrance hall, front aspect living room, impressive high quality kitchen with a great range of units, integrated fridge and dishwasher, twin ovens, gas hob with glass splashback, large pantry cupboard, "Maia" work surfaces and "Amtico" flooring (which runs through the kitchen, utility room, conservatory and snug/home office). French doors open into the recently added conservatory giving wonderful views of the gardens. The utility room accessed from the kitchen has space for the usual appliances along with space for a large American style fridge/freezer and gives access to the snug/home office and the garage where you will find the central heating boiler and "Worcester Bosch" pressurised heating system. The snug/home office completes the ground floor accommodation and is a good size multi-purpose space. On the first floor the master bedroom is a generous double and benefits from a luxuriously appointed en suite shower room, there are two further double sized bedrooms and a good size single. The family bathroom comprises a white three piece suite with separate shower cubicle complemented by contemporary tiling. Externally to the front is a private drive providing extensive off street parking and giving access to the garage. The gardens are on two sides and offer a high degree of privacy mainly laid to lawn with small patio area all enclosed with panel fencing. Council tax band F.



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CARDINAL DRIVE, KT12



Approximate Gross Internal Floor Area: 128 m sq / 1380 sq ft
 Garage Area: 16 m sq / 175 sq ft
 Total Area :144 m sq / 1555 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- FOUR BEDROOMS
- GARAGE
- STUNNING KITCHEN WITH MAIA WORK SURFACES
- APPROX 1/2 MILE TO STATION
- UTILITY ROOM
- EN SUITE TO MASTER
- CONSERVATORY
- AMTICO FLOORING THROUGH MUCH OF THE GROUND FLOOR
- NO ONWARD CHAIN
- STUDY/BEDROOM FIVE

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

