


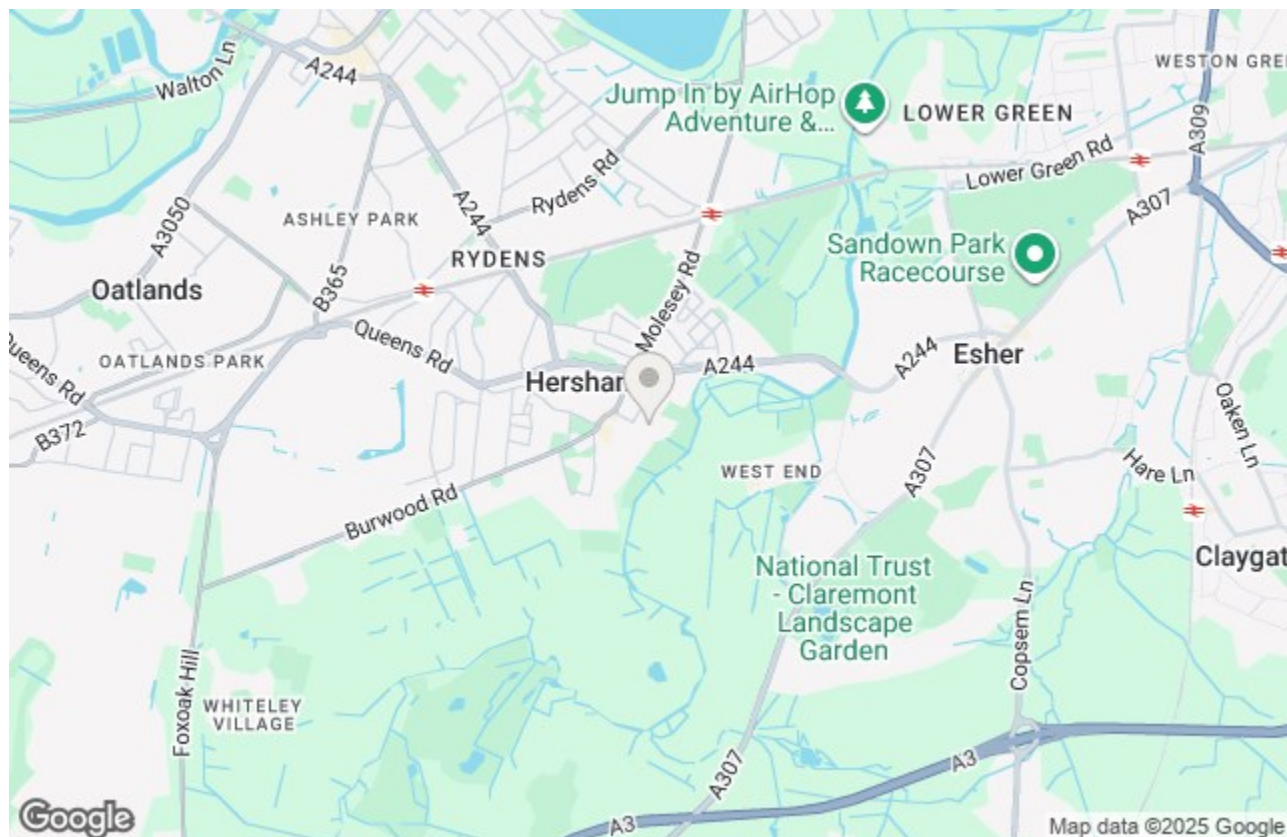
## 29, Thrupps Lane, Walton-On-Thames, KT12 4LX

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>59</b>	<b>77</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>England &amp; Wales</b>		EU Directive 2002/91/EC	



**£1,150,000 Freehold**



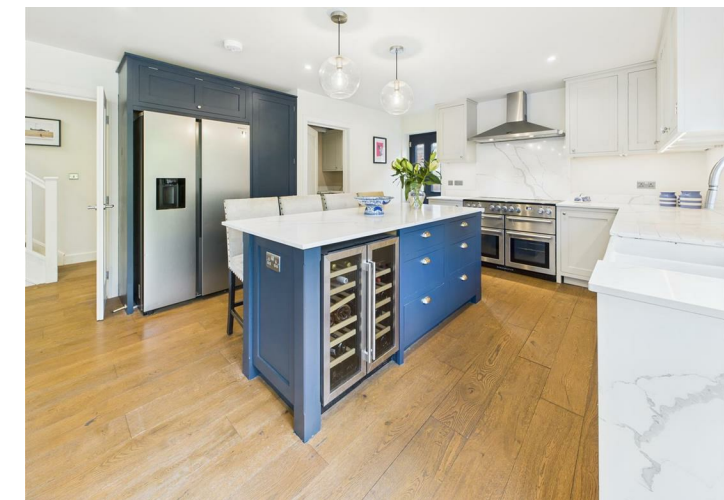
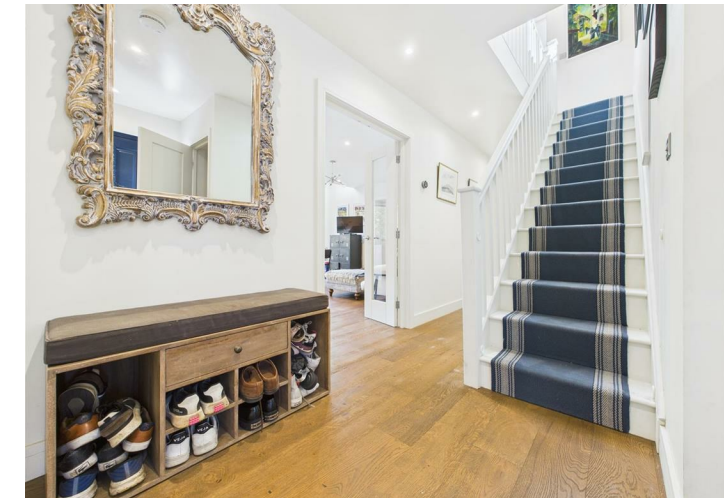
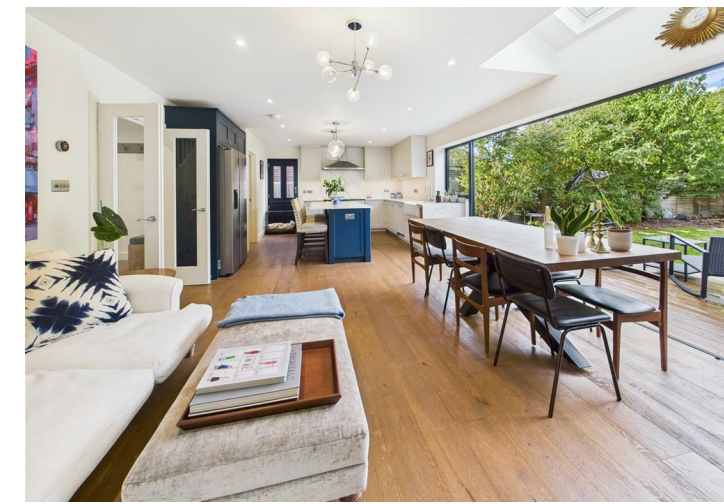
Nestled in the charming village of Herisham, Walton-On-Thames, this exquisite detached house on Thrupps Lane offers a perfect blend of modern living and family comfort. With four spacious bedrooms and three well-appointed bathrooms, including a luxurious master suite complete with an ensuite, this property is designed to cater to the needs of a growing family. The heart of the home is undoubtedly the stunning open plan kitchen, dining, and living area. This inviting space is enhanced by bifolding doors that seamlessly connect the indoors to the beautifully landscaped rear garden, creating an ideal setting for both entertaining and everyday family life. The kitchen is equipped with contemporary fixtures, making it a delightful space for culinary enthusiasts.

In addition to the main living areas, the property boasts two further reception rooms, providing ample space for relaxation, study, or play. A separate utility room adds convenience, while a downstairs cloakroom is perfect for guests. The study offers a quiet retreat for those who work from home or require a dedicated space for personal projects.

Parking is a breeze with a large private drive that accommodates up to three vehicles, along with a garage accessed from the rear of the property. The location is particularly appealing, as it is within easy reach of excellent schools and local amenities, making it an ideal choice for families.

This delightful family home combines comfort, style, and practicality in a sought-after village setting, making it a must-see for anyone looking to settle in this vibrant community. Call Harmes Turner Brown on 01932 222266

# Thrupps Lane, Walton-On-Thames, KT12 4LX



- PRIME HERSHAM LOCATION NEAR SCHOOLS AND AMENITIES
- LUXURY MASTER SUITE WITH ENSUITE
- TWO RECEPTION ROOMS FOR FLEXIBLE LIVING
- UTILITY ROOM & CLOAKROOM FOR CONVENIENCE
- ELMBRIDGE COUNCIL TAX BAND E

- DETACHED FAMILY HOME WITH 4 BEDROOMS & 3 BATHROOMS
- OPEN-PLAN KITCHEN & LIVING WITH BIFOLD DOORS
- DEDICATED STUDY FOR HOME WORKING
- DRIVEWAY & GARAGE WITH REAR ACCESS
- EPC D

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

