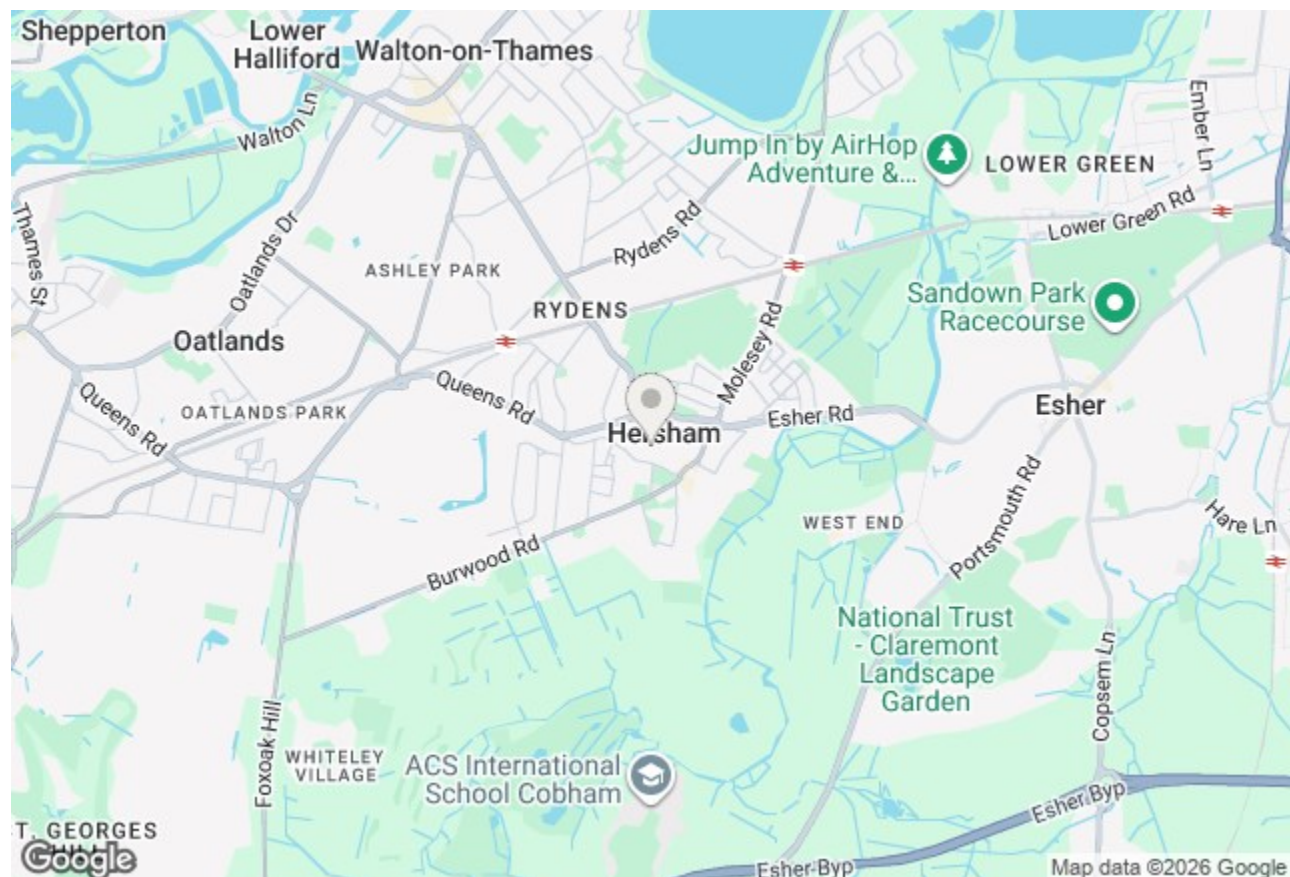


13, Primrose Road, Walton-On-Thames, KT12 5JD

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	54	67
(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	



Offers In Excess Of £350,000 Freehold

Offered to the market with no onward chain, this charming character cottage presents an excellent opportunity for buyers looking to create a home to their own taste and specification. Requiring modernisation throughout, the property offers generous accommodation arranged over three floors and retains many attractive period features.

The ground floor comprises a welcoming front reception room with feature fireplace, a separate dining room providing an ideal entertaining space, and a fitted kitchen to the rear with access to the garden.

On the first floor are two well-proportioned double bedrooms, both benefiting from good natural light and character features, along with a family bathroom. Stairs then lead to a useful loft room, offering versatile additional space that could be utilised as a home office, hobby room, occasional guest space or valuable storage area.

Externally, the property enjoys a private rear garden, providing a peaceful outdoor retreat with scope for further landscaping and improvement.

Primrose Road is a highly convenient location, just a short walk from Hershams Green with its selection of local shops, cafés and amenities. Walton-on-Thames mainline station is also within easy reach, offering regular services into London Waterloo, making the property particularly attractive for commuters. Families are well catered for with a number of highly regarded local schools nearby.

This is a rare opportunity to acquire a characterful cottage in a sought-after location, with excellent potential to modernise and add value, offered to the market with no onward chain.

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



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Primrose Road, Walton-On-Thames, KT12 5JD



- • Character cottage requiring modernisation
- • Two double bedrooms
- • Two reception rooms
- • Popular residential location
- • No onward chain
- • Useful loft room
- • Private rear garden
- Approx one mile to Walton Station (London Waterloo approx 26 mins)