

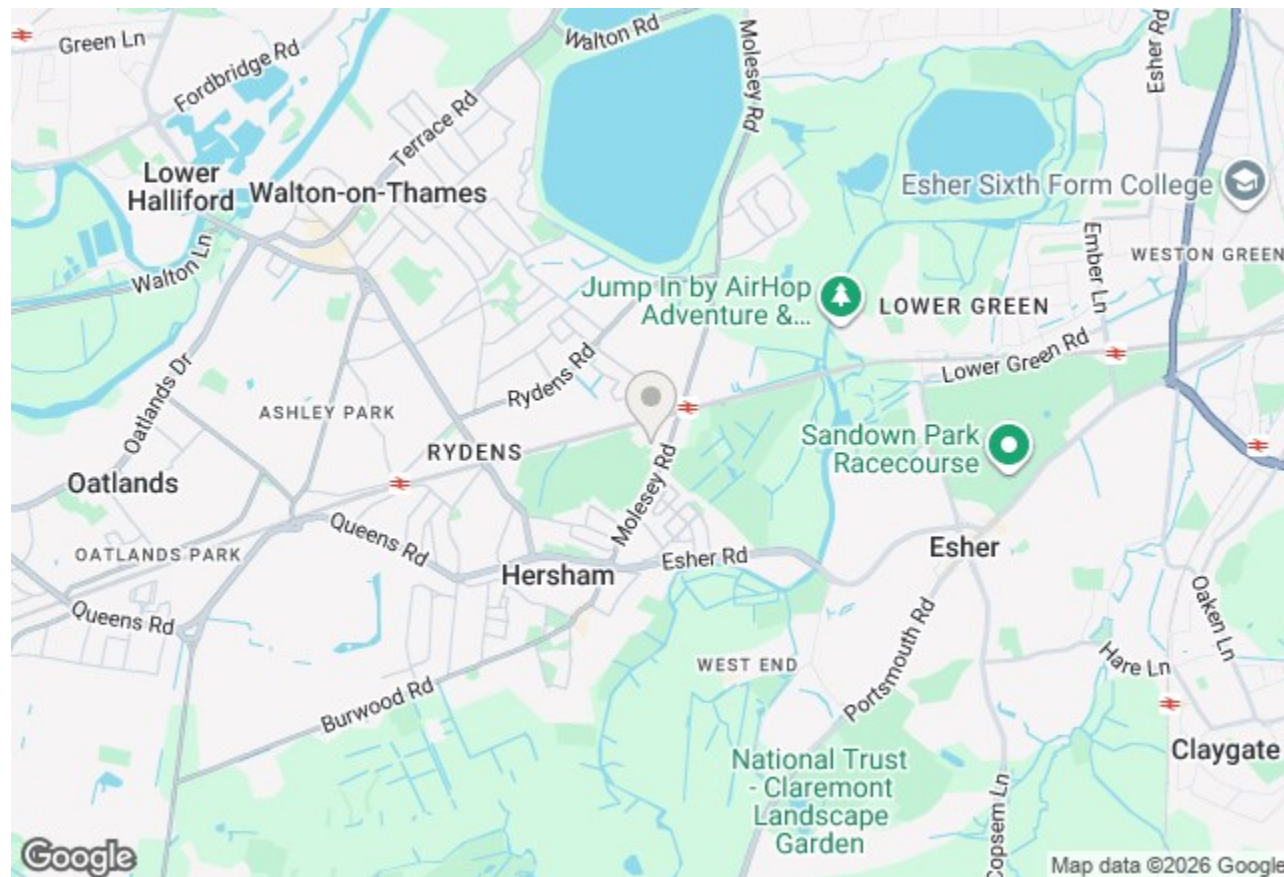
## 32, Arch Road, Walton-On-Thames, KT12 4QR

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>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		



### Offers In Excess Of £500,000 Freehold



Harmes Turner Brown are delighted to offer this beautifully refurbished semi-detached family home, finished to a high standard throughout and offering flexible living accommodation, off-street parking, and excellent future potential.

The current owners have carried out extensive improvements to the property, including new windows with triple glazing to the front elevation, shutters throughout, a modern fitted kitchen, and a stylish bathroom, creating a home that is ready to move straight into.

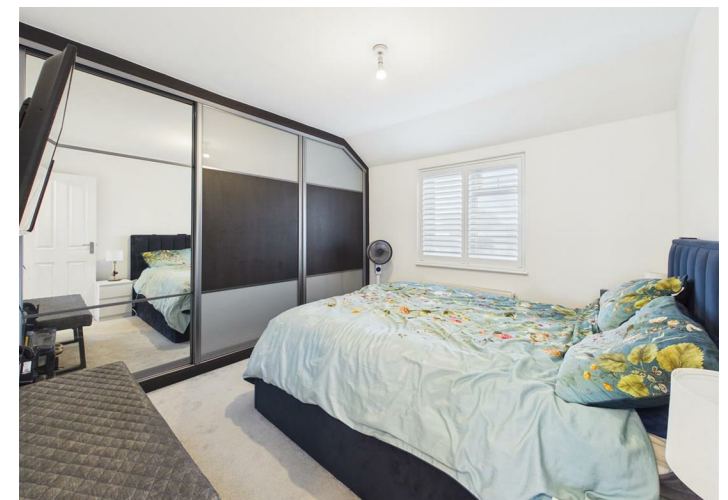
The accommodation is versatile and well suited to modern family living. To the front of the property is a reception room which could also be used as a third bedroom, while to the rear is a superb open-plan kitchen, dining and living area, providing an excellent entertaining space and the heart of the home.

The property also benefits from granted planning permission for both ground and first floor extensions. The approved plans allow for a significantly larger ground floor layout with an extended entertaining area and downstairs WC/shower room, while upstairs would provide two generous double bedrooms and a larger family bathroom.

Ideally situated in Hershams, the property is conveniently located for local shops, schools, parks and transport links, making it an excellent choice for families, first-time buyers or those looking for a home with further scope to extend and add value.

Tenure: Freehold  
Council Tax Band: D

# Arch Road, Walton-On-Thames, KT12 4QR



- Fully Refurbished
- Planning Permission Granted
- Private Driveway
- Electric Car Charging Point
- Council Tax Band D

- Semi-Detached
- Short Walk To Hersham Station
- Three Double Bedrooms
- Large Rear Garden

