

## 18, Havers Avenue, Walton-On-Thames, KT12 4NB

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		



**£775,000 Freehold**

Located in the very popular village of Hershams, this delightful semi-detached house on Havers Avenue offers a perfect blend of modern living and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and style.

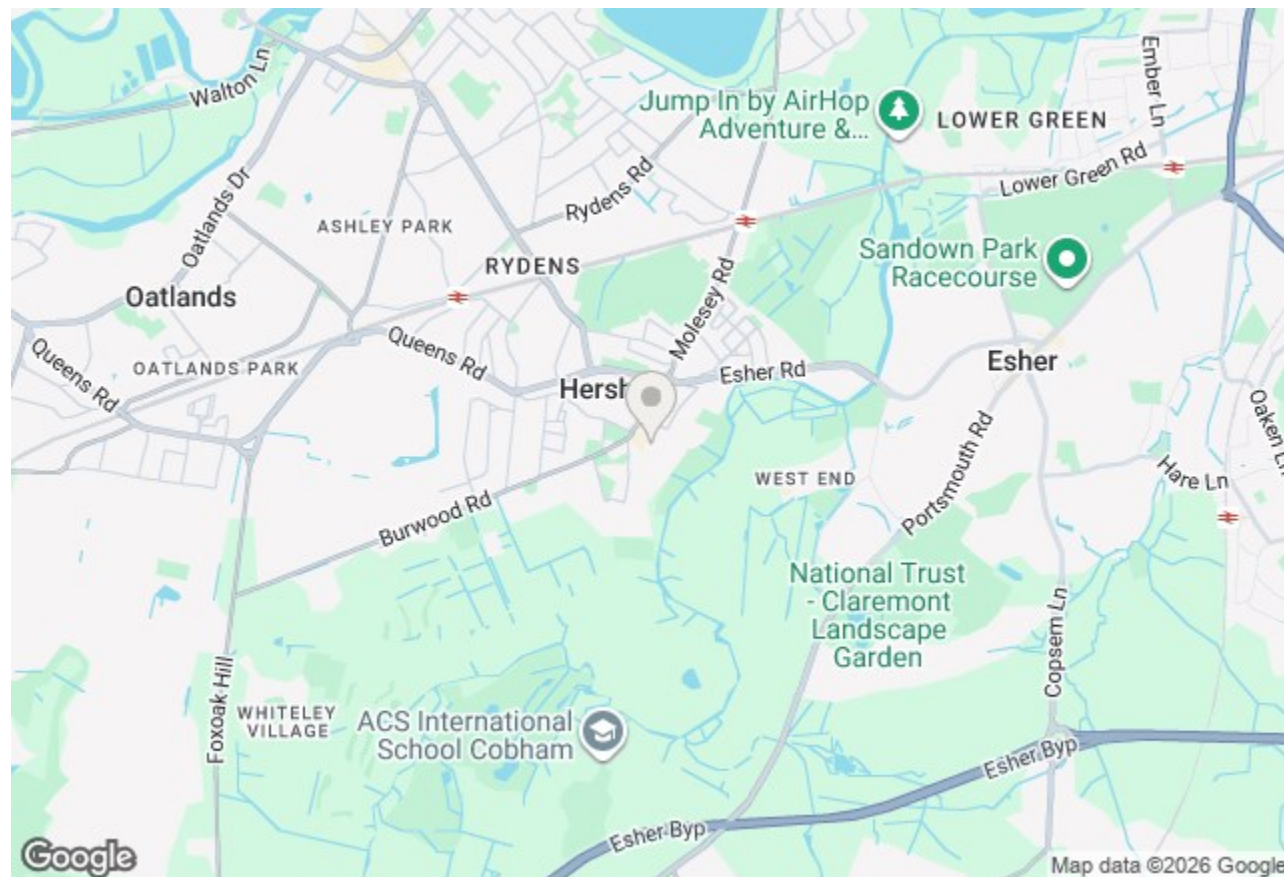
The heart of the home is undoubtedly the stunning open-plan kitchen and dining room, which provides an inviting space for both everyday meals and entertaining guests. The design maximises natural light, creating a warm and welcoming atmosphere. Additionally, the property boasts a further reception room, allowing for versatile living spaces that can be tailored to your needs.

For those who require extra storage or a workshop, the garage is a valuable asset, complemented by off-street parking for added convenience. The garden room, currently utilised as a games room, offers further flexibility, making it an excellent space for leisure activities or a quiet retreat.

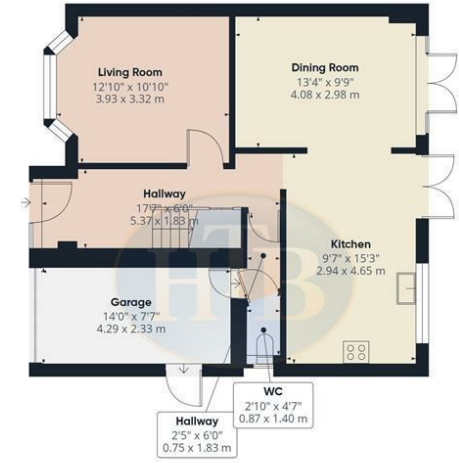
The good size low maintenance garden is a great feature of this family home offering multiple seating areas with sunshine or shade.

Situated in the village centre, this home is ideally located within close proximity to excellent schools, making it a perfect choice for families. Furthermore, the property is just half a mile from the local train station, providing easy access London Waterloo. (approx 26 mins)

In summary, this semi-detached house on Havers Avenue is a wonderful opportunity for those looking to settle in a vibrant community, with ample space and modern amenities to suit a variety of lifestyles. Don't miss the chance to make this lovely property your new home.



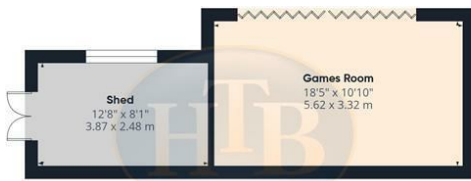
# Havers Avenue, Walton-On-Thames, KT12 4NB



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>  
 1542 ft<sup>2</sup>  
 143.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- FOUR BEDROOMS
- DOWNSTAIRS CLOAKROOM
- APPROX 1/2 MILE TO STATION
- GARDEN ROOM
- ELMBRIDGE COUNCIL TAX BAND D

- TWO BATHROOMS
- VILLAGE CENTRE LOCATION
- MODERN KITCHEN
- GARAGE & OFF STREET PARKING