

## 45, Homefield Road, Walton-On-Thames, KT12 3RE

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>		77	79
(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		



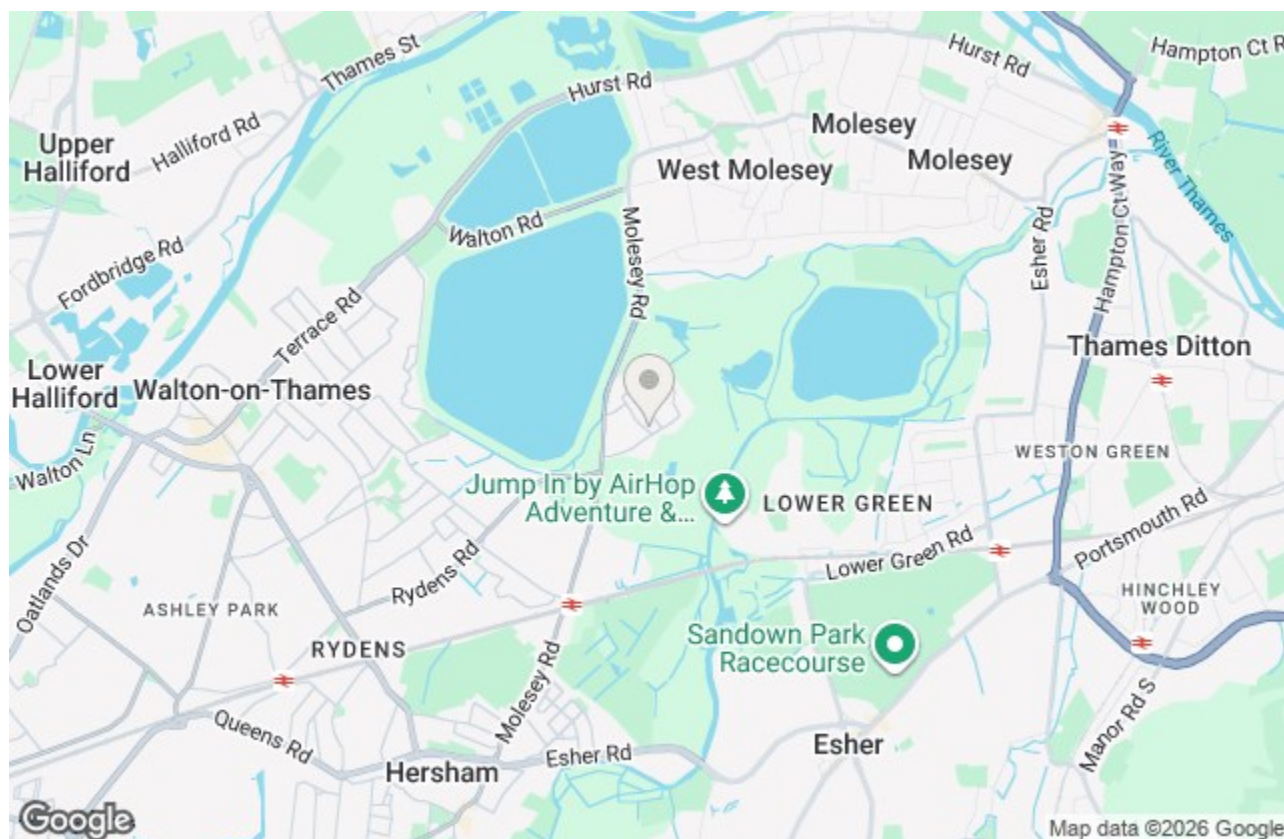
**£325,000 Leasehold**

Quietly positioned in Homefield Road, Walton-On-Thames, this charming ground floor flat on Homefield Road offers a perfect blend of comfort and convenience. Boasting two well-proportioned bedrooms, the master suite features an ensuite bathroom with the advantage of a separate family bathroom.

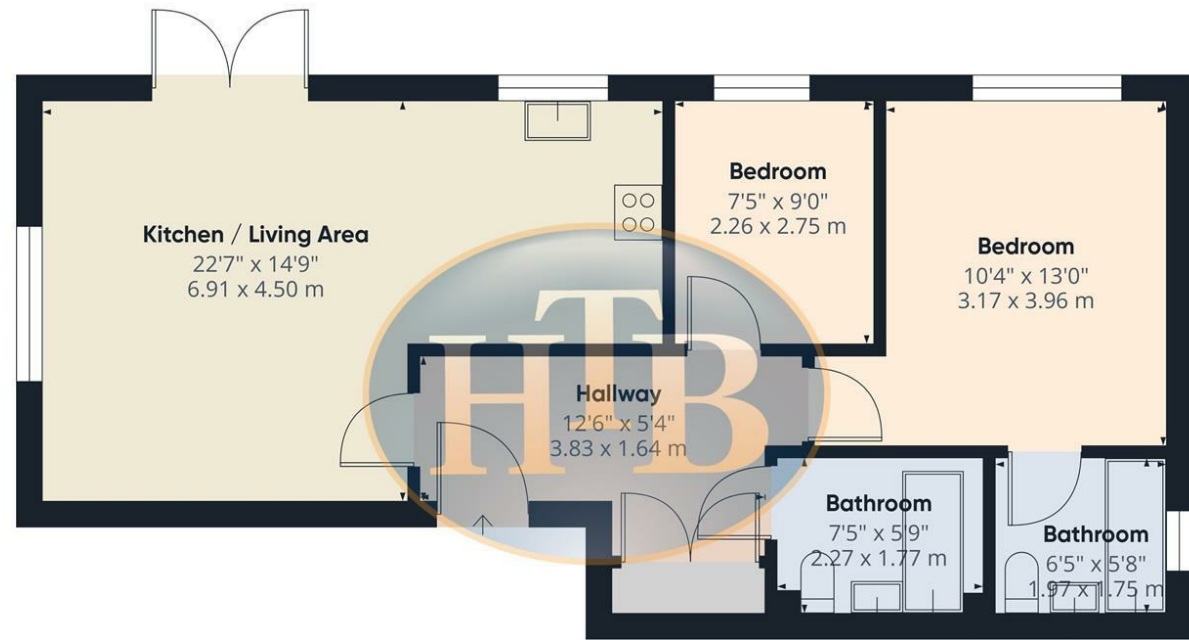
The heart of the home is a modern open plan fitted kitchen and living room, designed to create a welcoming space for both entertaining and everyday living. This area benefits from direct access to a delightful private garden which is mainly laid to lawn with high fencing providing an element of seclusion complimented with pretty shrub borders, ideal for enjoying the outdoors or hosting gatherings with family and friends.

In addition to its appealing interior, the property includes a private drive for off-street parking, ensuring ease and security for residents. The flat is presented in good condition throughout, making it an exceptional value for those seeking a stylish and practical living space.

This property is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on quality. With its prime location and thoughtful design, this flat is a wonderful opportunity not to be missed.



# Homefield Road, Walton-On-Thames, KT12 3RE



Approximate total area<sup>(1)</sup>  
671 ft<sup>2</sup>  
62.3 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

- TWO BEDROOMS
- PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING ROOM/MODERN FITTED KITCHEN
- VIEWINGS HIGHLY RECOMMENDED

- TWO BATHROOMS
- OFF STREET PARKING ON PRIVATE DRIVEWAY
- GROUND FLOOR PURPOSE BUILT HOME
- WELCOMING ENTRANCE HALL WITH AMPLE STORAGE

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

