

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		
(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	

23, Burwood Road, Walton-On-Thames, Surrey, KT12 4AB



£450,000 Freehold

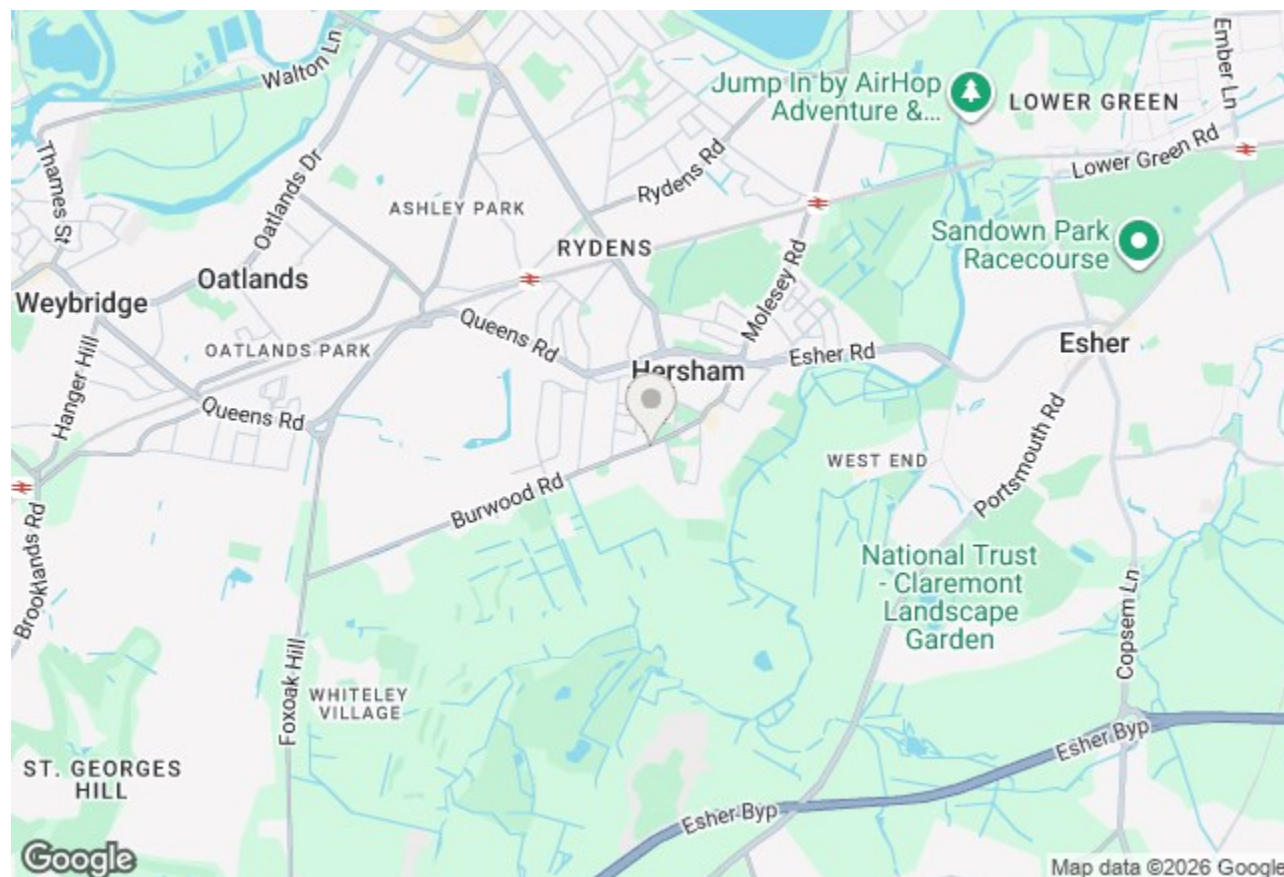
Conveniently located on Burwood Road in the charming area of Hersham, this delightful Victorian semi-detached cottage exudes character and warmth. Perfectly situated near Hersham village, this property is conveniently close to Hersham Green with its shops and coffee shops, and nearby popular schools and nurseries. Ideally positioned, it is in walking distance of both Walton mainline station and Hersham station, making it an ideal choice for families and commuters alike.

The cottage boasts two spacious double bedrooms, providing ample space for relaxation and rest. Additionally, there is a versatile garden room which is fully insulated and that can serve as an garden office, studio or a tranquil retreat, catering to your personal needs. The modern fitted kitchen, enhanced by skylights, invites natural light to flood the space, creating a bright and welcoming atmosphere.

The generous through lounge and dining room is a standout feature, complete with a charming fireplace that adds character and warmth to the home. This area is perfect for entertaining guests or enjoying cosy evenings with family.

The modern family bathroom is tastefully designed, ensuring comfort and convenience. Outside, the property offers a lovely south-facing rear garden extending to 70 feet, complete with a private patio, a large lawn and a decked area alongside the garden room, ideal for outdoor gatherings, gardening, or simply enjoying the fresh air.

This charming cottage combines modern living with traditional character, making it a wonderful place to call home. Don't miss the opportunity to experience the unique charm and convenience this property has to offer.



INDEPENDENT ESTATE AGENTS

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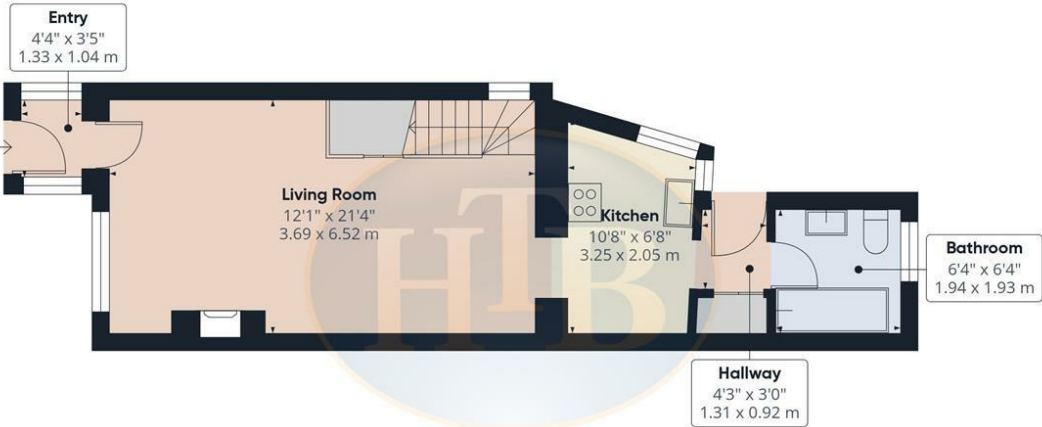
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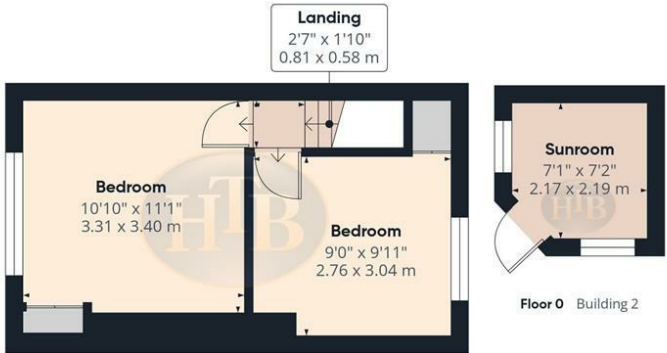
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Floor 0 Building 1



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Approximate total area⁽¹⁾
668 ft²
62.2 m²

(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

- CHARMING CHARACTER COTTAGE
- SHORT WALK TO WALTON ON THAMES MAINLINE STATION & HERSHAM STATION
- TWO DOUBLE BEDROOMS
- SOUTH FACING LARGE REAR GARDEN
- MODERN BATHROOM
- SEMI DETACHED
- THROUGH LOUNGE / DINING ROOM WITH FEATURE FIREPLACE
- GARDEN ROOM CURRENTLY USED AS A WORK FROM HOME OFFICE
- MODERN FITTED KITCHEN
- INTERNAL VIEWINGS RECOMMENDED