

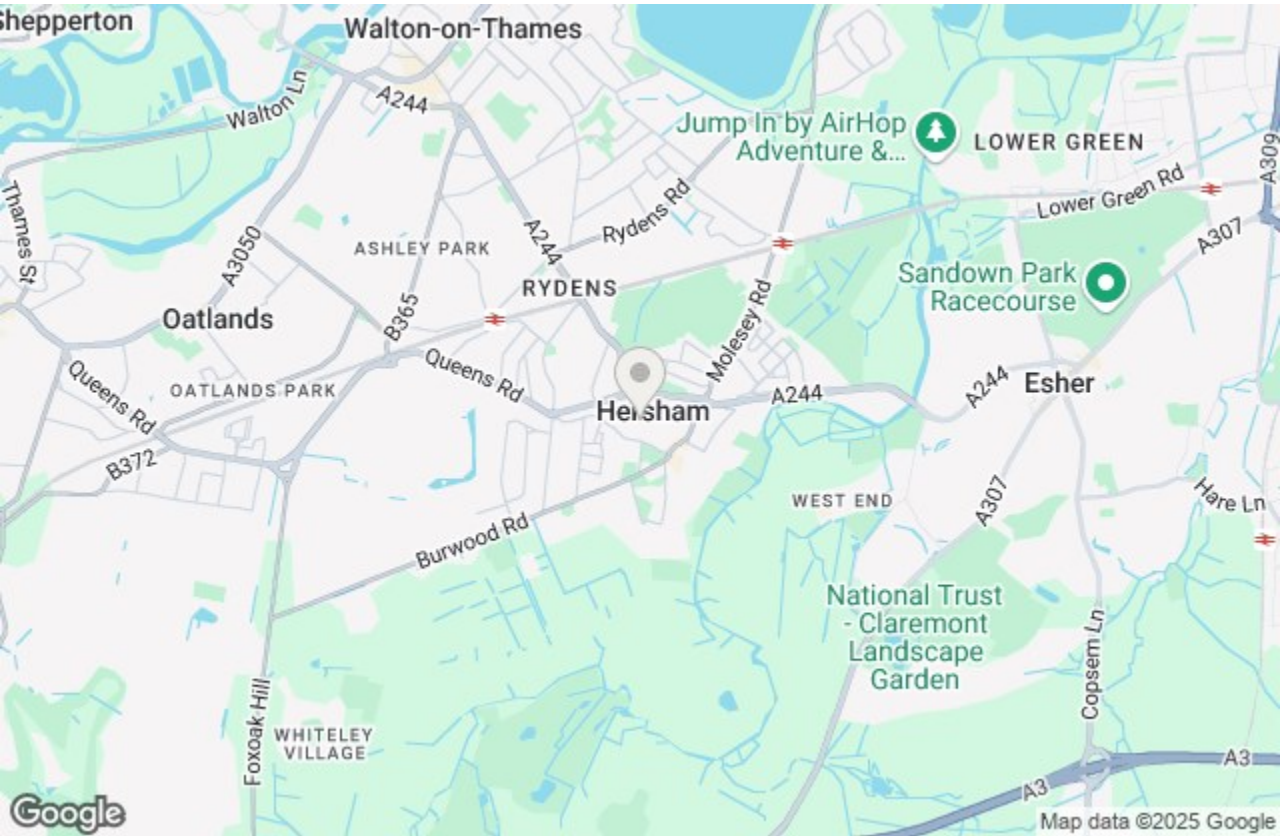
16, Primrose Road, Walton-On-Thames, Surrey, KT12 5JD

| 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                                                                                                         |                                                                                   |                                                                                   |
| <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC </div> |                                                                                   |                                                                                   |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                     |
|-----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                     |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |



£425,000 Freehold



Harmes Turner Brown Walton are pleased to offer this pretty period cottage located in the heart of Hersham Village and about a mile from Walton on Thames main line station (London Waterloo approx 27 mins). Hersham village green is just a short walk away as are the popular Hersham schools. The nicely presented accommodation briefly comprises front aspect lounge with feature fireplace with inset dual fuel burner. The modern shaker style kitchen has a country feel and includes a great range of units, built-in oven and hob, integrated fridge/freezer, washing machine and dishwasher. The modern bathroom is located off an internal lobby and has a matching white suite with shower over the bath and contemporary tiling. On the first floor are the two double bedrooms, both with built-in storage cupboards, the rear bedroom has french doors out to the the roof terrace. Externally to the rear is a small paved courtyard with a built-in bench with storage underneath. Internal viewings are highly recommended and can be arranged by contacting the vendors sole agent. 01932 222266. Council tax band D

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



- PRETTY PERIOD COTTAGE
- NO CHAIN
- COURTYARD GARDEN
- APROX ONE MILE TO WALTON STATION
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ROOF TERRACE
- CUL-DE-SAC
- LOG BURNER IN LOUNGE



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