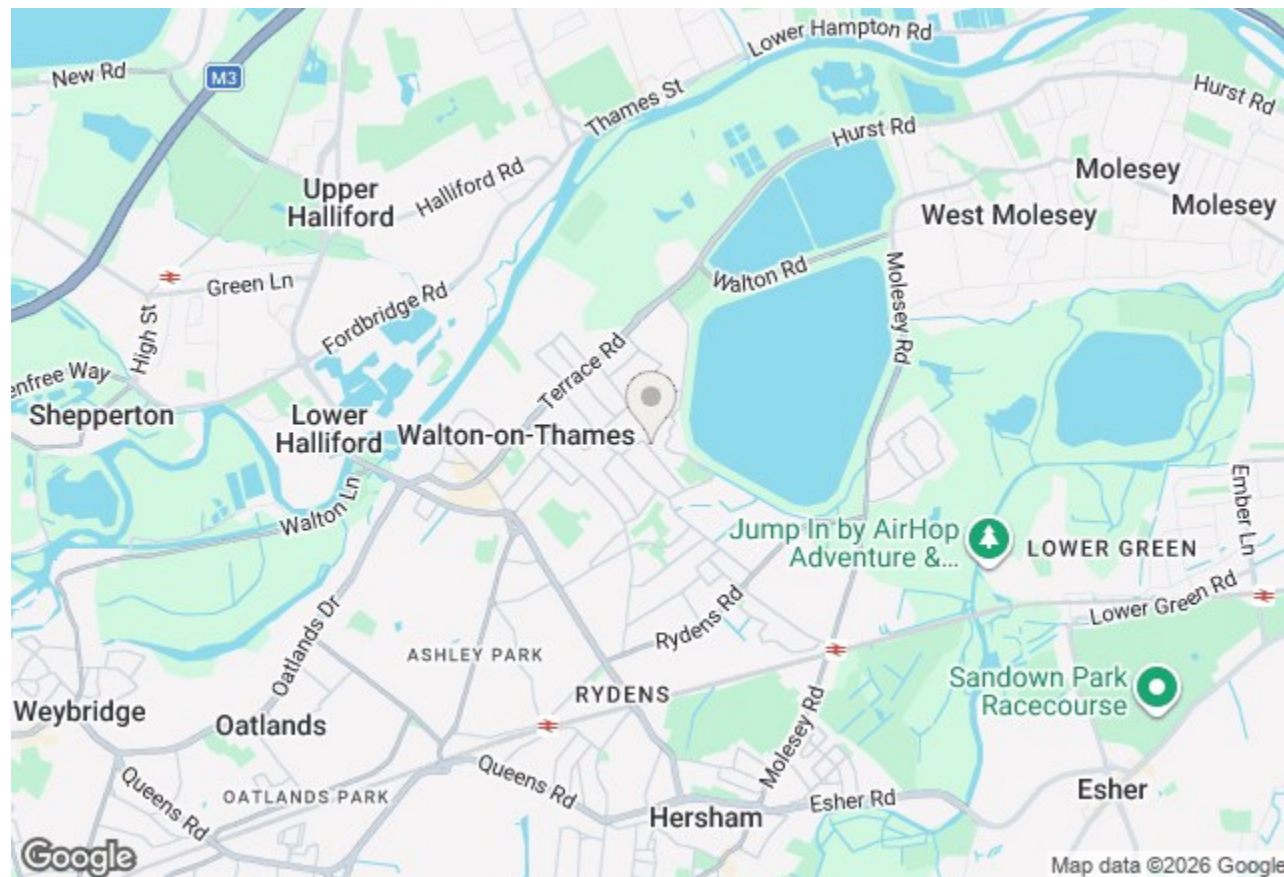


11, Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(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			74
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



£585,000 Freehold

NO ONWARD CHAIN

Harmes Turner Brown are pleased to offer this well-presented three-bedroom semi-detached family home.

The accommodation briefly comprises an entrance hallway with feature stained glass window, a bay-fronted living room, and an open-plan kitchen/dining room with modern fitted kitchen, breakfast bar and integrated appliances. To the rear, there is a utility room and walk-in wet room with shower and WC. On the first floor, there are three bedrooms and a modern three piece family bathroom.

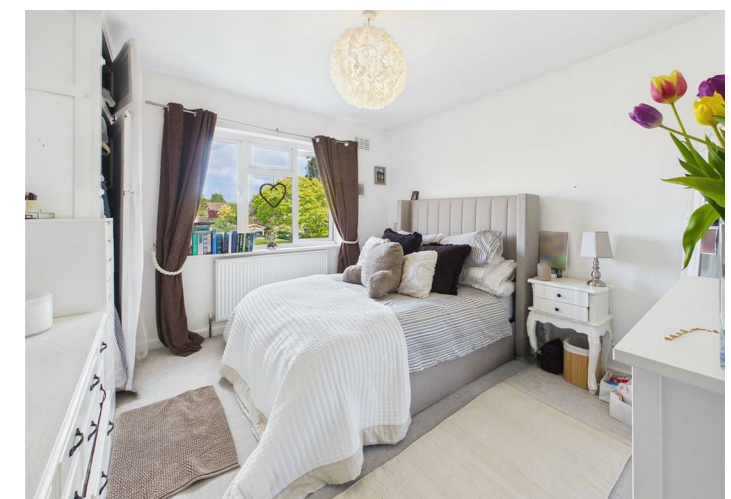
Externally, the rear garden is paved for ease of maintenance and there is a detached garage providing storage. To the front, the property offers off-street parking via a private driveway.

The property is offered for sale with no onward chain and also provides further potential to extend, subject to the usual planning permissions.

NB: The seller has recently replaced the boiler and fuse board.

For further information or to arrange a viewing, please contact Harmes Turner Brown's Walton office.

Braycourt Avenue, Walton-On-Thames, Surrey, KT12 2AZ



- THREE BEDROOMS
- TWO FAMILY BATHROOMS
- POTENTIAL TO EXTEND FURTHER STPP
- DETACHED GARAGE
- OPEN PLAN FITTED KITCHEN/DINING ROOM
- UTILITY
- SEMI DETACHED
- PRIVATE DRIVEWAY