

## 2, Claremont Close, Walton-On-Thames, KT12 4RW

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</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



### Offers In Excess Of £600,000 Freehold

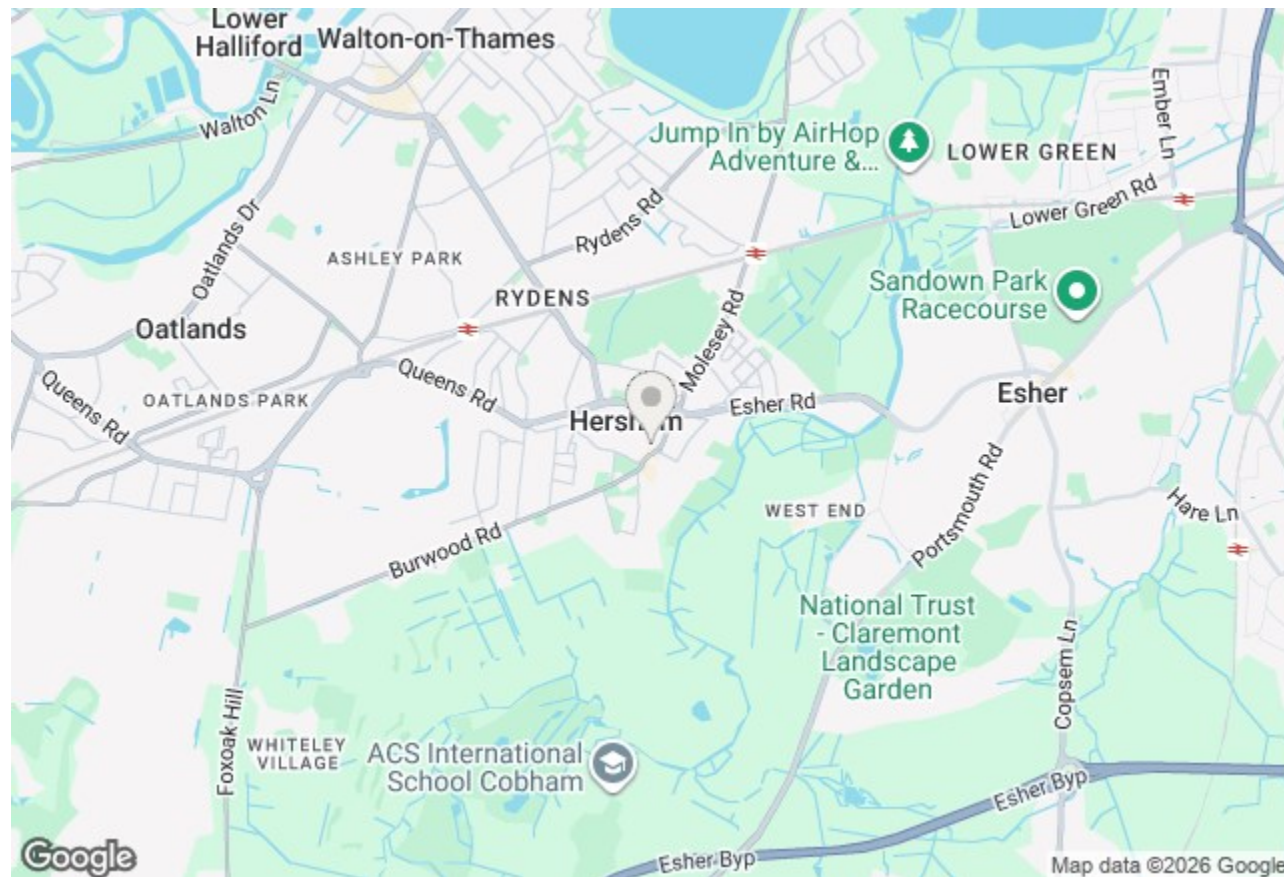
Conveniently located in the popular Claremont Close, this delightful detached house in Hershams Village presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to settle in a friendly cul-de-sac environment.

Upon entering, you will find two inviting reception rooms, including a spacious lounge that offers a perfect retreat for relaxation. The open-plan kitchen and dining area create a warm and welcoming space, ideal for family gatherings and entertaining guests. The layout is designed to maximise both functionality and comfort, making it a joy to live in.

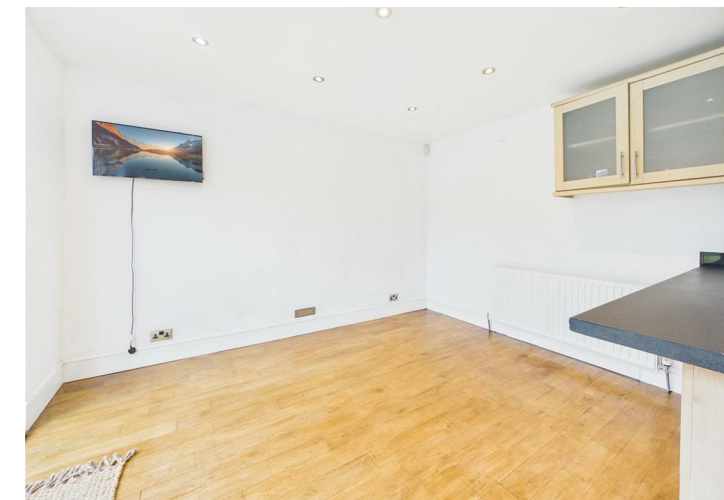
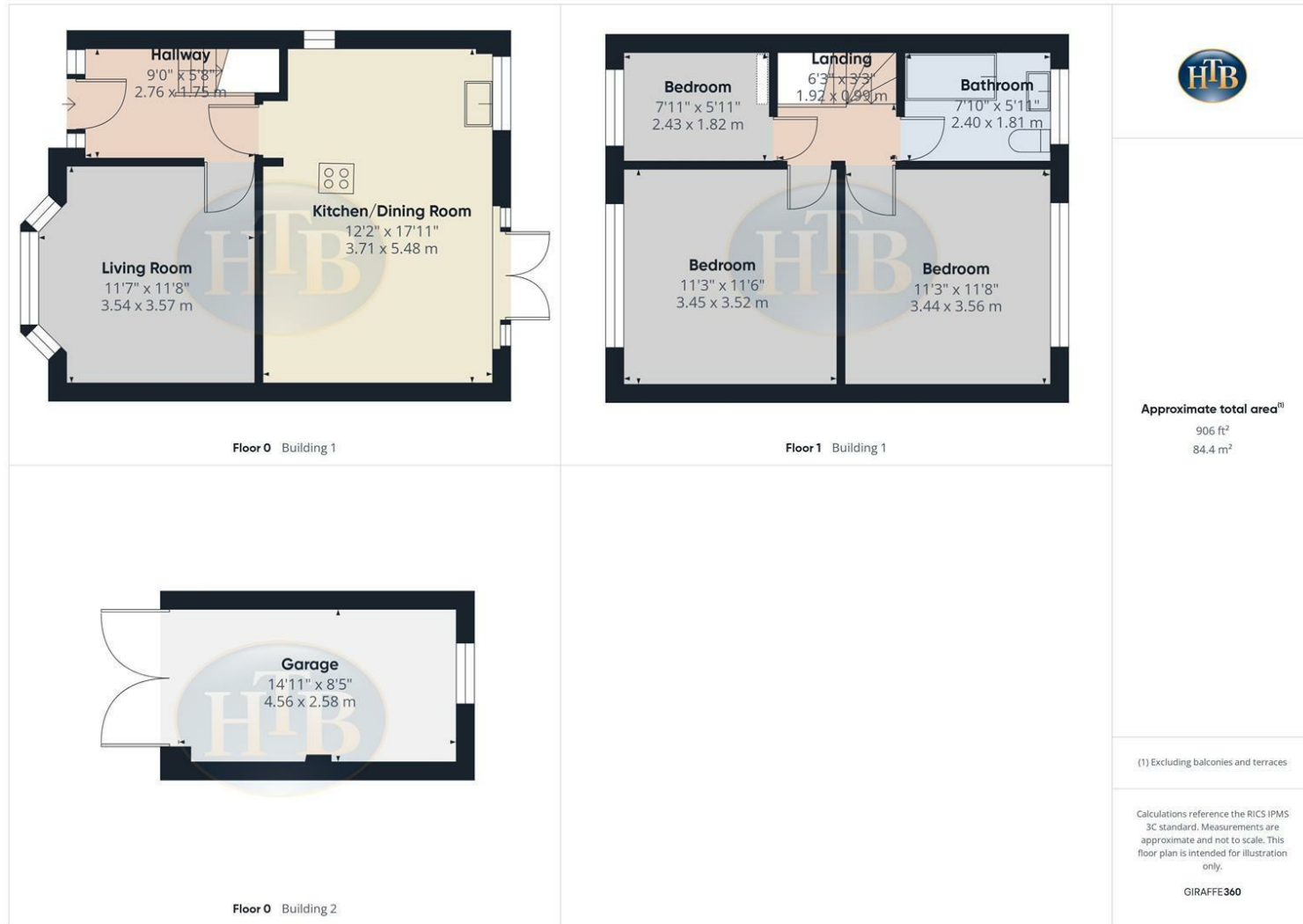
The property features a well-maintained bathroom and ample storage throughout, ensuring that all your needs are met. Outside, the large rear garden provides a wonderful space for children to play or for gardening enthusiasts to cultivate their green fingers. Additionally, off-street parking for two vehicles and a garage add to the convenience of this lovely home.

Situated just a short walk from the village centre, residents can enjoy easy access to local shops, cafes, and green open spaces. For those commuting, the property is approximately three-quarters of a mile from the station, making it an ideal location for both work and leisure.

With no onward chain, this charming family home is ready for you to move in and make it your own. Don't miss the chance to view this exceptional property in a desirable location. Call 01932 222266



# Claremont Close, Walton-On-Thames, KT12 4RW



- THREE BEDROOMS
- LARGE REAR GARDEN
- SPACIOUS KITCHEN/DINING ROOM
- POPULAR VILLAGE CENTRE CUL-DE-SAC
- ELMBRIDGE COUNCIL TAX BAND E
- NO ONWARD CHAIN
- OFF STREET PARKING AND GARAGE
- FRONT ASPECT LOUNGE WITH FEATURE FIREPLACE
- APPROX 3/4 MILE TO STATION
- EPC D