

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	

35, Trenchard Close, Walton-On-Thames, KT12 5QT



£500,000 Freehold

Harmes Turner Brown are delighted to offer this beautifully presented three-bedroom Neo-Georgian home, situated in a highly regarded cul-de-sac in the heart of Hersham Village.

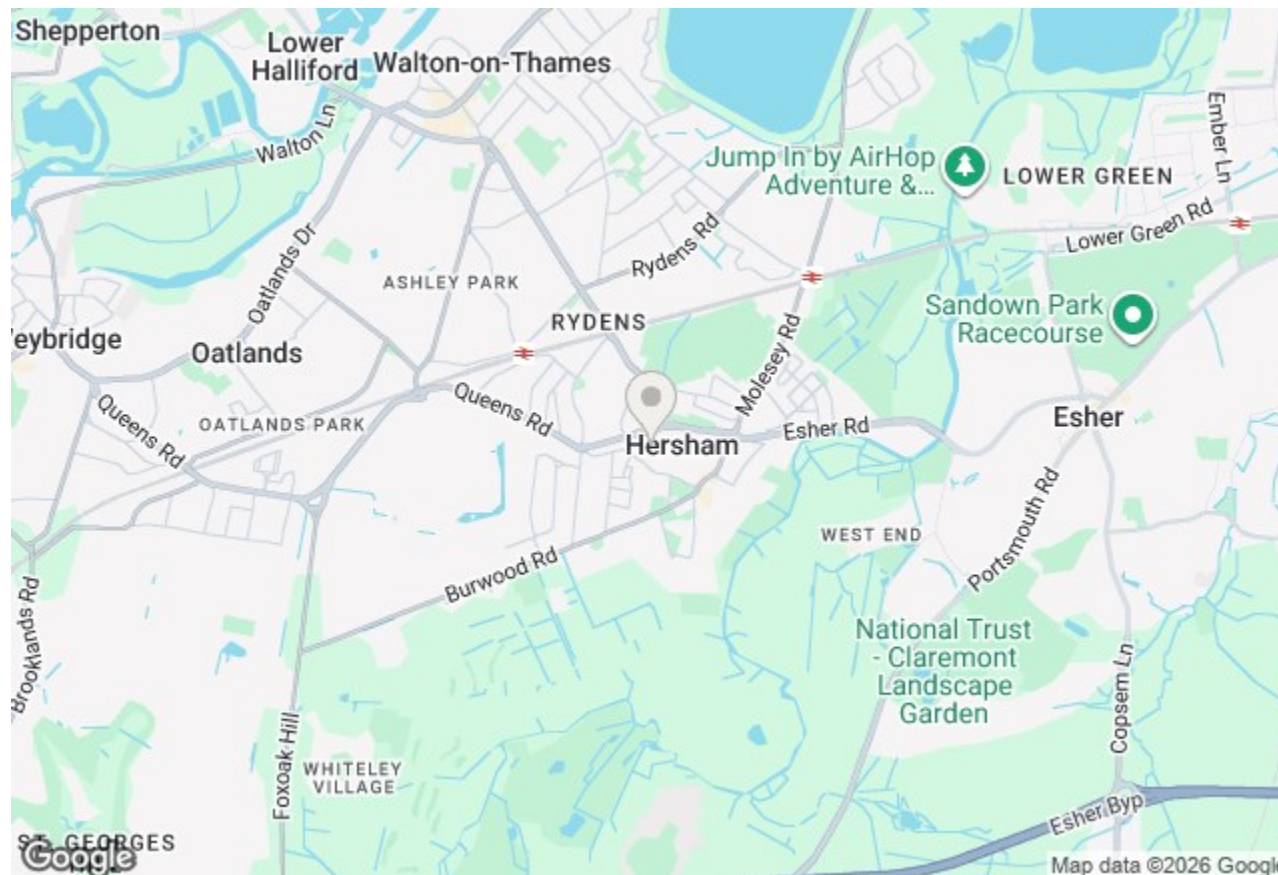
The property offers bright and spacious accommodation throughout, with the ground floor comprising an entrance porch leading into a generous living room, which flows through to the dining area. Patio doors open directly onto the south-facing rear garden, creating a fantastic space for entertaining and family living.

The modern fitted kitchen offers an excellent range of wall and base units with integrated appliances and plenty of worktop space.

Upstairs are three well-proportioned bedrooms, two benefiting from fitted wardrobes, together with a modern family bathroom finished with a contemporary white suite and chrome fittings.

Outside, the property enjoys a low-maintenance southerly facing rear garden with a decked seating area, lawn and gated rear access. Further benefits include a garage and allocated parking space.

Ideally positioned for Hersham Village amenities, popular local schools and Walton-on-Thames Mainline Station, with trains into London Waterloo in approximately 28 minutes.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

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Trenchard Close, Walton-On-Thames, KT12 5QT



- THREE BEDROOM NEO-GEORGIAN HOME
- EASY REACH OF WALTON-ON-THAMES MAINLINE STATION
- SOUTHERLY FACING REAR GARDEN
- GARAGE & ALLOCATED PARKING SPACE
- SPACIOUS OPEN-PLAN LIVING/DINING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- TWO BEDROOMS WITH FITTED WARDROBES
- HEART OF HERSHAM VILLAGE
- HIGHLY REGARDED CUL-DE-SAC LOCATION

