

19, Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

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		



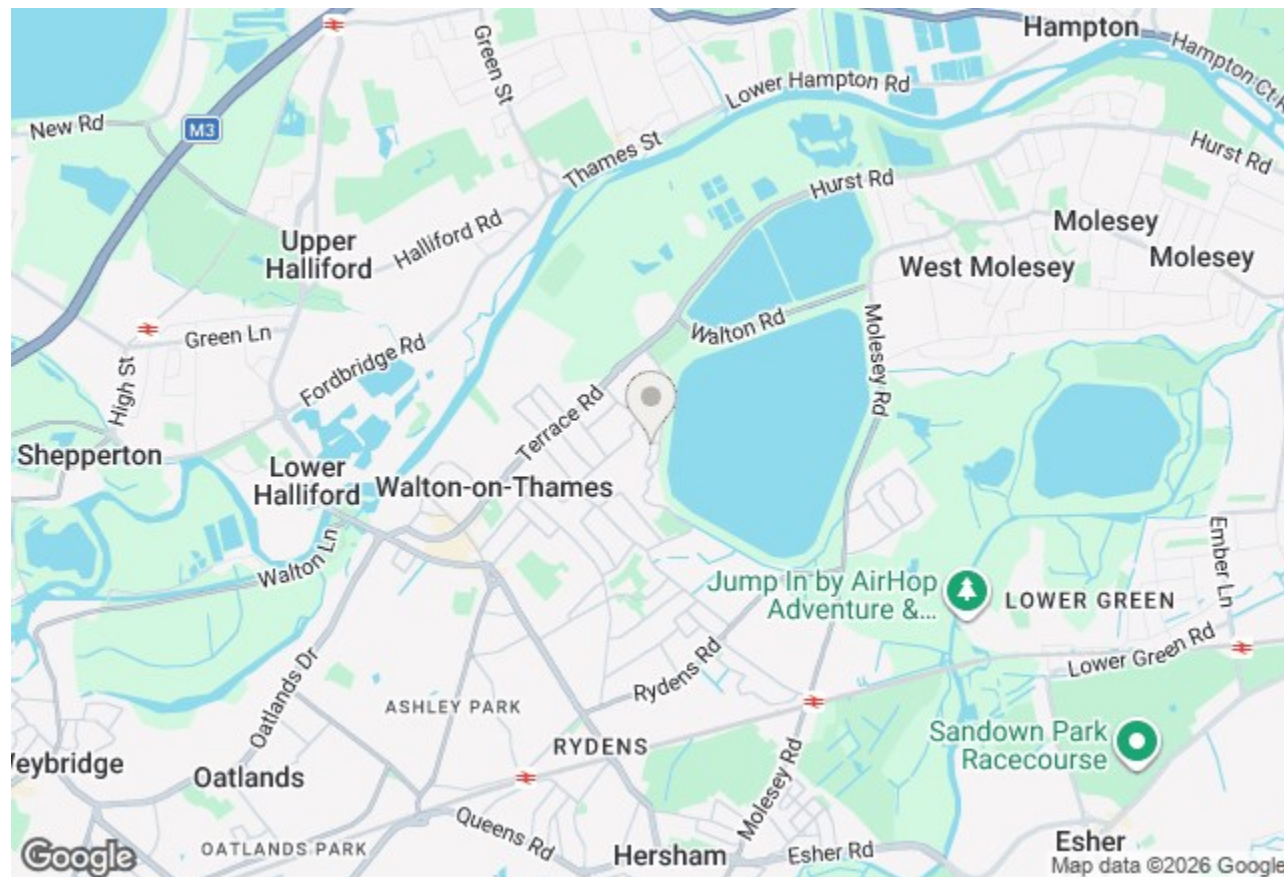
£330,000 Freehold

Nestled in the charming residential cul de sac of Telford Drive, Walton-On-Thames, this delightful freehold house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-appointed reception room that offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

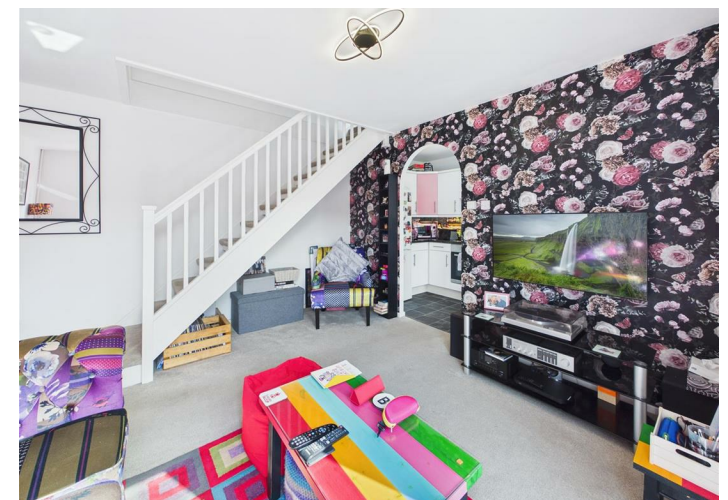
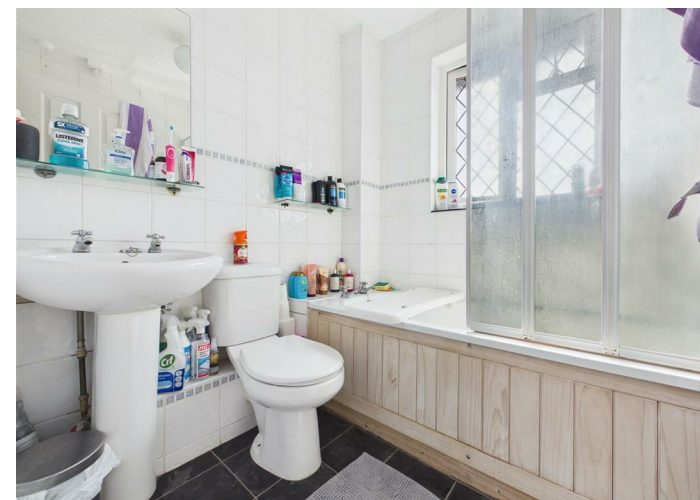
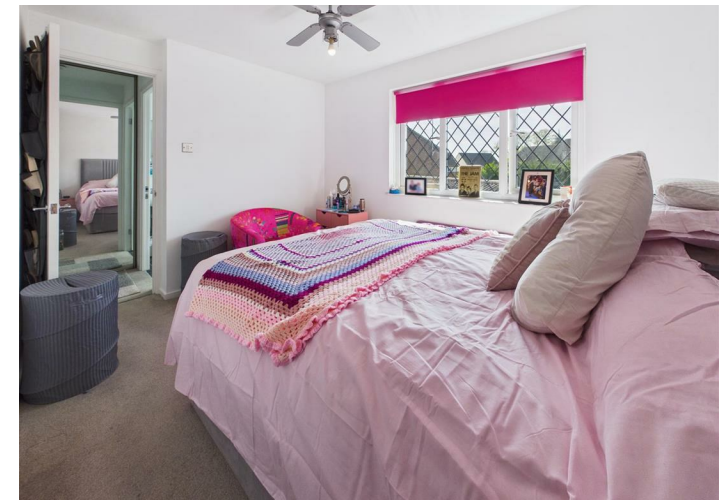
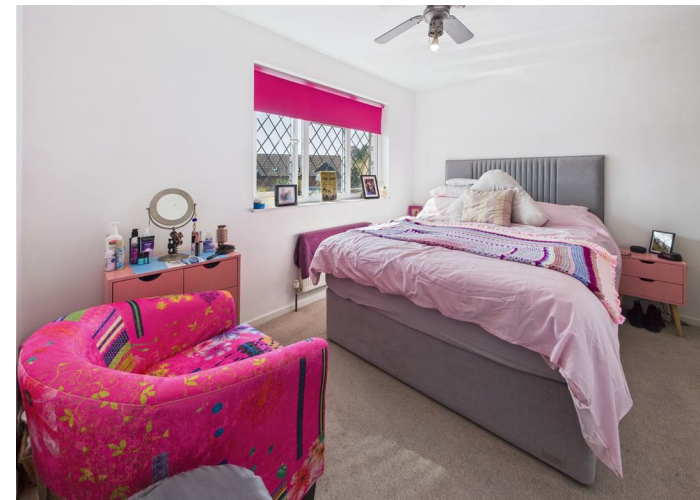
With one spacious bedroom, this house is ideal for individuals or couples looking for a cosy retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort. Throughout the property, you will find it has been well presented, showcasing a blend of modern living and homely charm.

One of the standout features of this home is the private sunny garden, complete with a decked patio area. This outdoor space is perfect for enjoying the sunshine, hosting barbecues, or simply unwinding after a long day. Additionally, residents parking is conveniently located to the rear, providing ease of access for you and your guests.

This property is a must-see for anyone looking to settle in a desirable area, combining comfort, style, and practicality. Don't miss the chance to make this lovely house your new home.



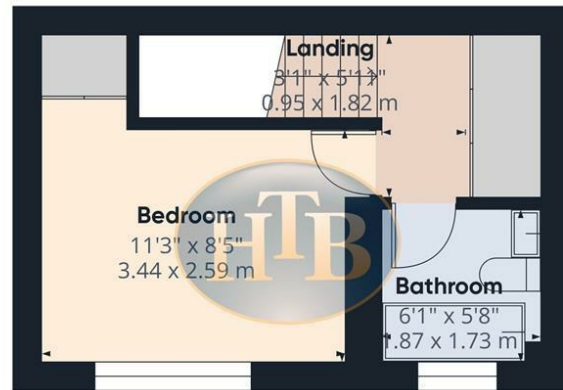
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Living Room
3'9" x 2'11"
1.16 x 0.91 m



Floor 0



Floor 1



Approximate total area⁽¹⁾
401 ft²
37.3 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- ONE BEDROOM FREEHOLD HOUSE
- PRIVATE GARDEN TO THE REAR WITH SUNNY DECKED PATIO
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN
- EXCELLENT FIRST TIME PURCHASE
- PERFECT FIRST TIME BUY
- QUIET AND POPULAR CUL DE SAC
- RESIDENTS PARKING TO REAR
- MODERN FITTED KITCHEN