

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>79</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

## Springmeadow, Homefield Road, Walton-On-Thames, Surrey, KT12 3RG



**£500,000 Freehold**

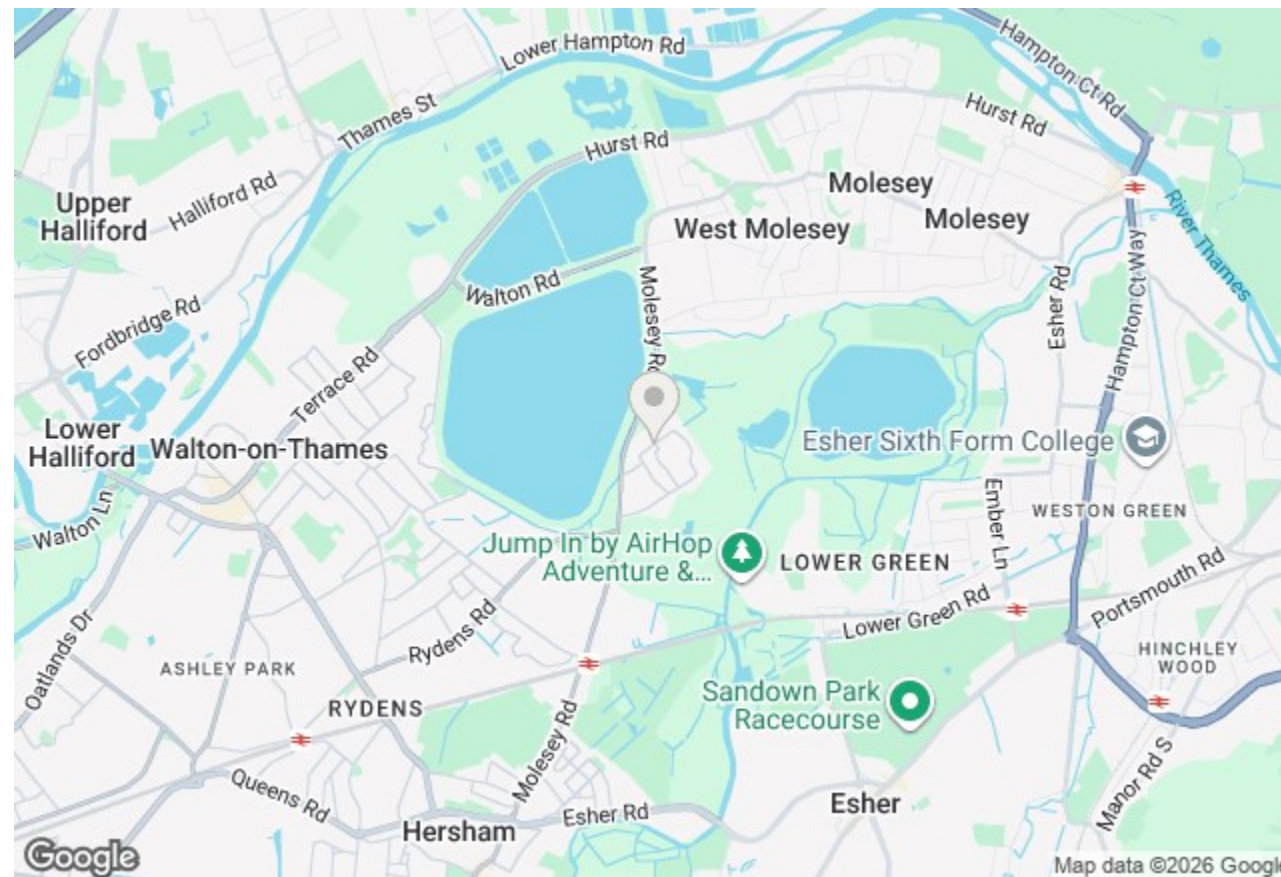
Harmes Turner Brown are delighted to present this beautifully extended three-bedroom semi-detached home, ideally situated and available with no onward chain.

This well-presented property offers bright and spacious accommodation throughout. The ground floor comprises a welcoming entrance hallway with a convenient downstairs cloakroom, leading through to a generous double reception room with defined living and dining areas, complemented by a feature fireplace and direct access to the conservatory.

The modern kitchen/breakfast room is fitted with a range of stylish eye and base level units, integrated appliances and ample worktop space, making it ideal for both everyday living and entertaining. The conservatory provides an additional versatile living space and opens onto a low-maintenance rear garden, laid with artificial lawn and patio—perfect for outdoor dining.

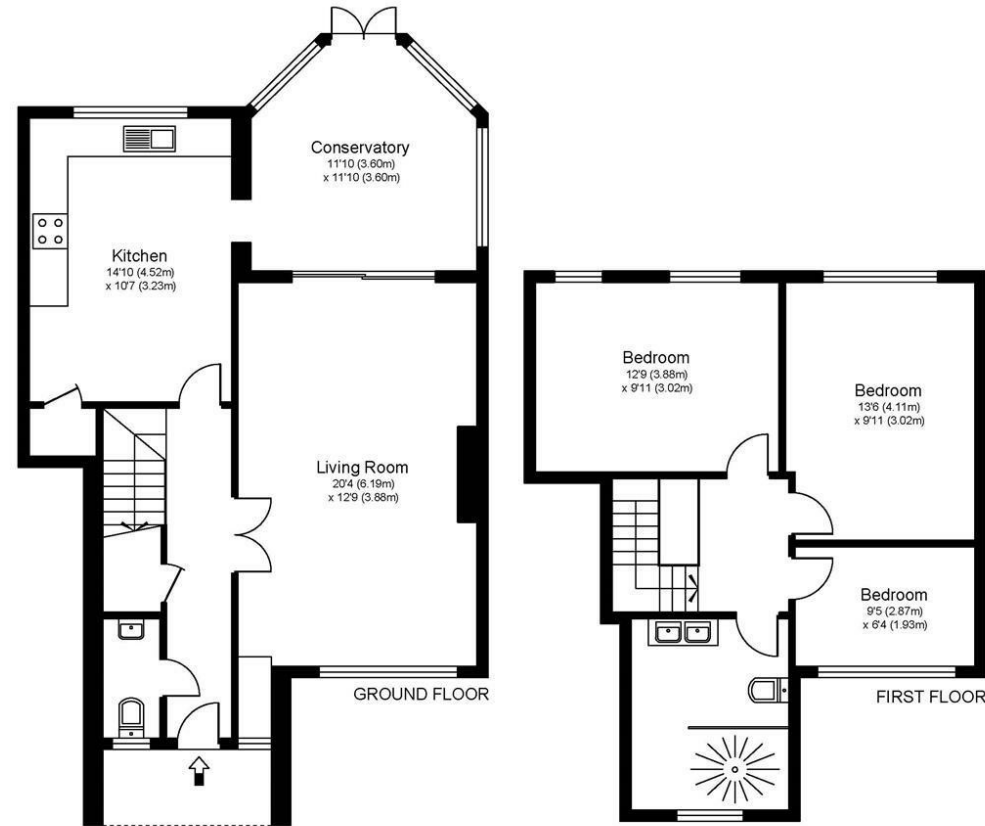
To the first floor are three well-proportioned bedrooms, all recently updated with new carpets. The standout feature is the impressive family bathroom, finished to a high standard with a walk-in shower, contemporary tiling, double vanity unit, seating area and smart toilet.

Externally, the property benefits from a private driveway with gated access providing off-street parking. Offered part furnished, this property is ready for immediate occupation. Early viewings are highly recommended and can be arranged via Harmes Turner Brown



# Homefield Road, Walton-On-Thames, Surrey, KT12 3RG

HOMEFIELD ROAD, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 105 m sq / 1134 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- THREE BEDROOMS
- MODERN KITCHEN
- WELL PRESENTED THROUGHOUT
- SEMI DETACHED
- COUNCIL TAX BAND D
- REAR EXTENSION
- LUXURY BATHROOM
- GATED DRIVEWAY
- NO CHAIN

