

## Willow Trees, Hurtwood Road, Walton-On-Thames, KT12 3QR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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		

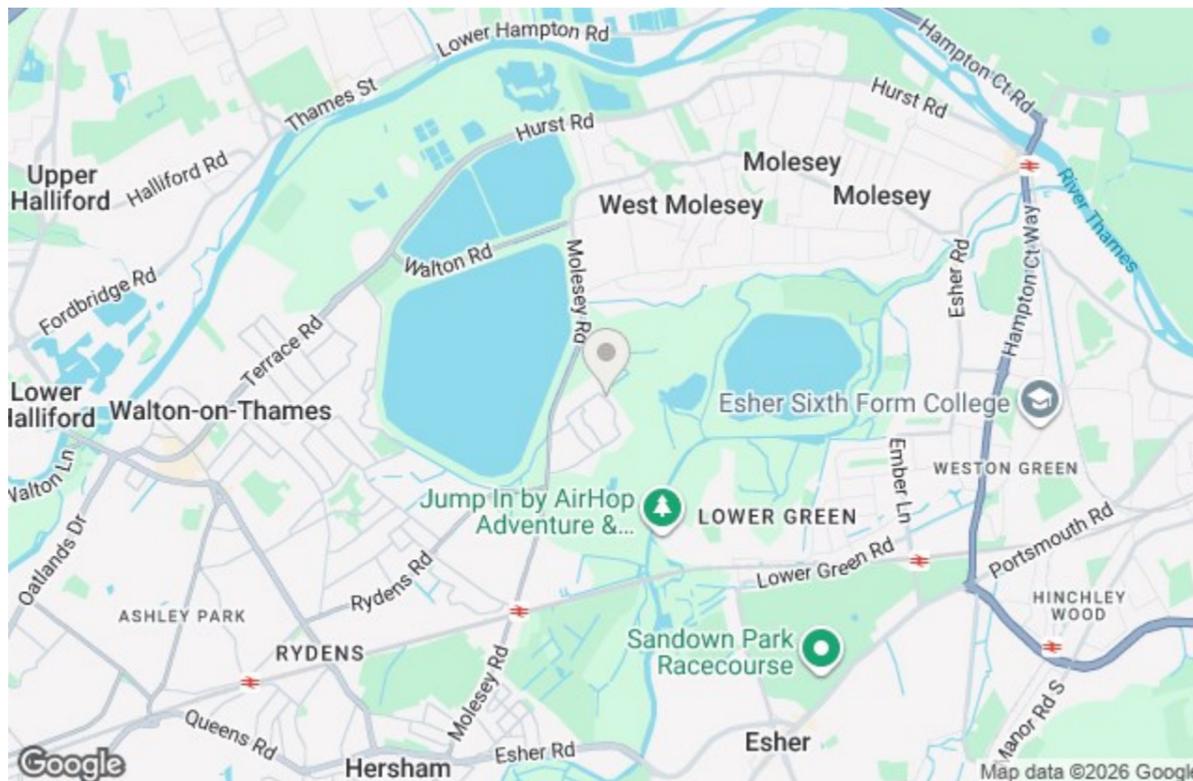


### Per Calendar Month £1,275 Per Calendar Month

Welcome to Hurtwood Road, Walton-On-Thames - a charming static park home that offers a cosy and comfortable living space. This delightful brand new property features 1 reception room with sofa, TV unit and fitted storage, a kitchen with brand new appliances all in built, including large fridge freezer, double oven and microwave and a dining area with a table and chairs. Through the hallway are the two bedrooms, both with brand new beds and mattresses, fitted storage, fitted wardrobes and the master benefiting from an en suite WC. There is also a separate shower room with toilet, basin and shower cubicle.

This static home is equipped with gas central heating, keeping you warm and snug during the colder months. The added security of electric gates provides peace of mind and in addition there is a courtyard area shared with two other homes and a small decking area to the front. This is a small private piece of land.

Call 01932 222266 to arrange a viewing. Council tax band A.



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