

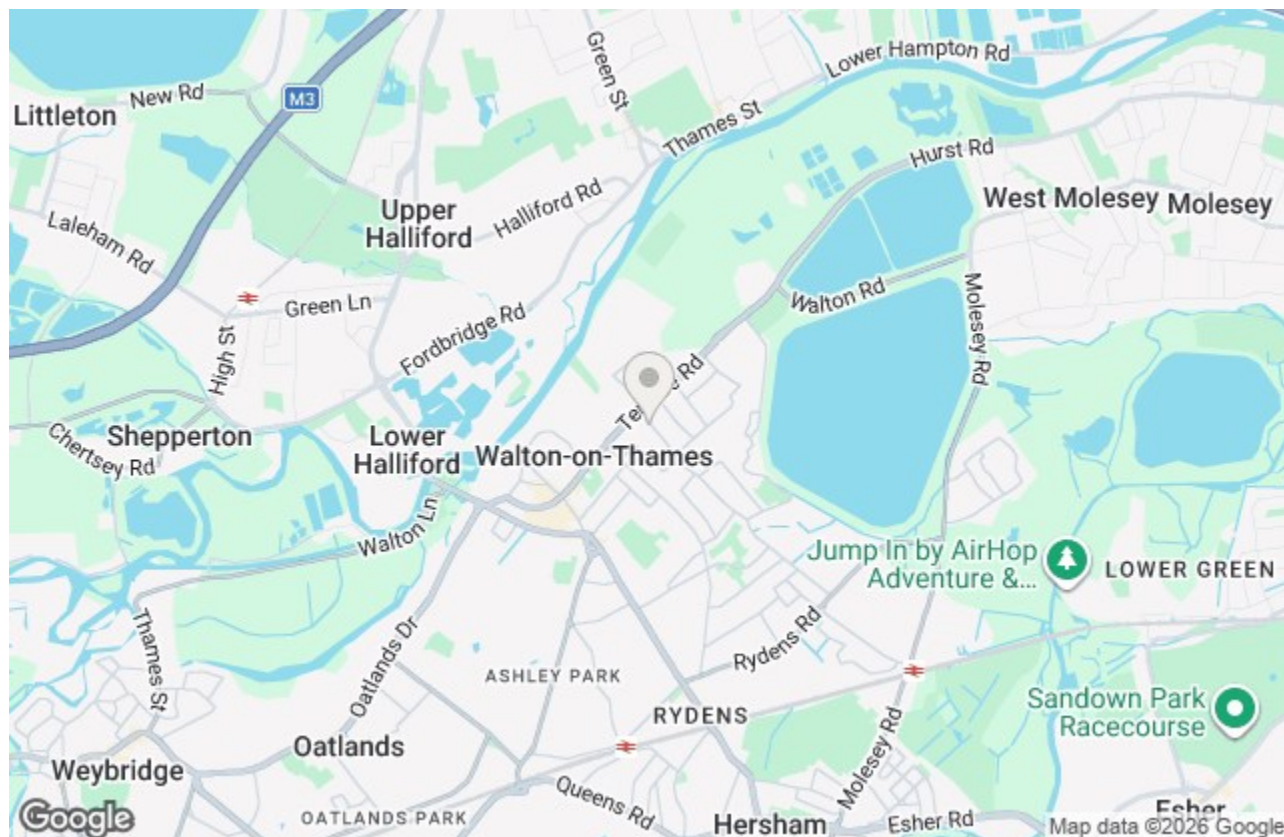
12a, Cottimore Lane, Walton-On-Thames, KT12 2BT

| 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 |  | |



Asking Price £610,000 Freehold



Located in the desirable area of Cottimore Lane, Walton-On-Thames, this three-bedroom semi-detached house offers excellent potential to create your perfect family home with tremendous potential to extend subject to planning permission (STPP).

As you enter, you are welcomed by a bright and airy hallway, which leads to two reception rooms — a living room and a separate dining room, ideal for family meals or entertaining guests. The property then flows into a kitchen in need of modernisation, and to the rear, a conservatory has been added, creating additional living space. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom with contemporary tiling, offering practical and comfortable accommodation for a growing family.

Outside, the property benefits from a good-sized rear garden, perfect for outdoor entertaining, gardening, or simply relaxing in a private space. A driveway provides valuable off-street parking, adding to the home's convenience.

Located in a sought-after area, the property is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and commuters.

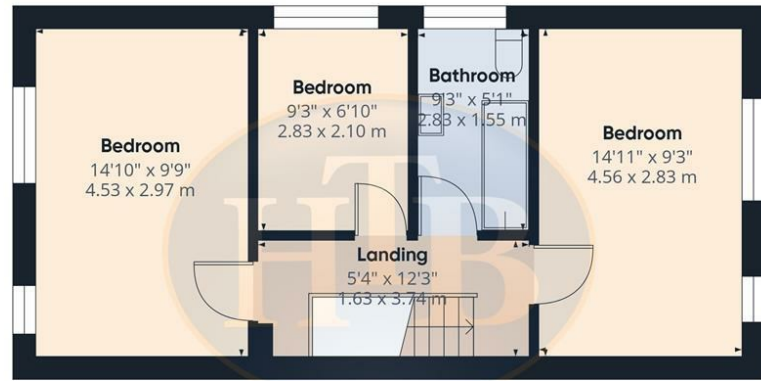
With a little vision and effort, this home presents a fantastic opportunity to transform and extend (STPP) into a stylish, modern residence tailored to your lifestyle.

This three-bedroom semi-detached home on Cottimore Lane is a rare opportunity for those seeking a property with significant potential in a prime location. Call Harnes Turner Brown 01932 222266.

Cottimore Lane, Walton-On-Thames, KT12 2BT



Floor 0



Floor 1

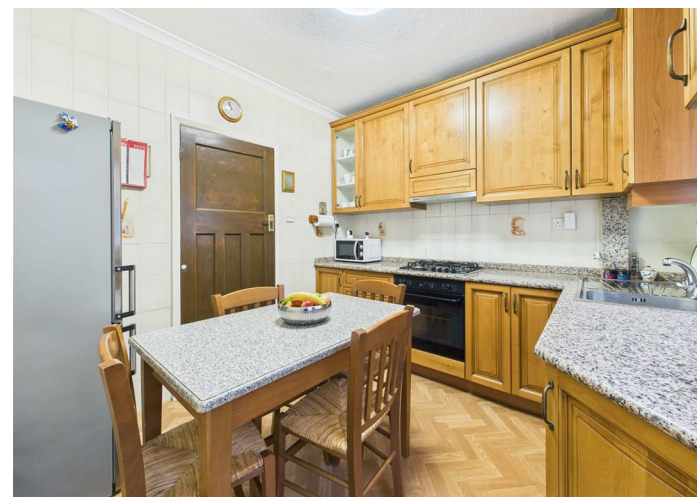


Approximate total area⁽¹⁾
1049 ft²
97.6 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



- NO ONWARD CHAIN
- THREE WELL-PROPORTIONED BEDROOMS AND FAMILY BATHROOM
- KITCHEN WITH POTENTIAL FOR MODERNISATION AND IMPROVEMENT
- DOWNSTAIRS WC
- DRIVEWAY OFFERING VALUABLE OFF-STREET PARKING AND SCOPE TO EXTEND (STPP)
- SOUGHT-AFTER LOCATION ON COTTIMORE LANE, WALTON-ON-THAMES
- SEPARATE DINING ROOM
- CONSERVATORY PROVIDING ADDITIONAL LIVING SPACE
- GOOD-SIZED REAR GARDEN
- COUNCIL TAX BAND D

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract