

**78, Shaw Drive, Walton-On-Thames, Surrey, KT12 2LS**

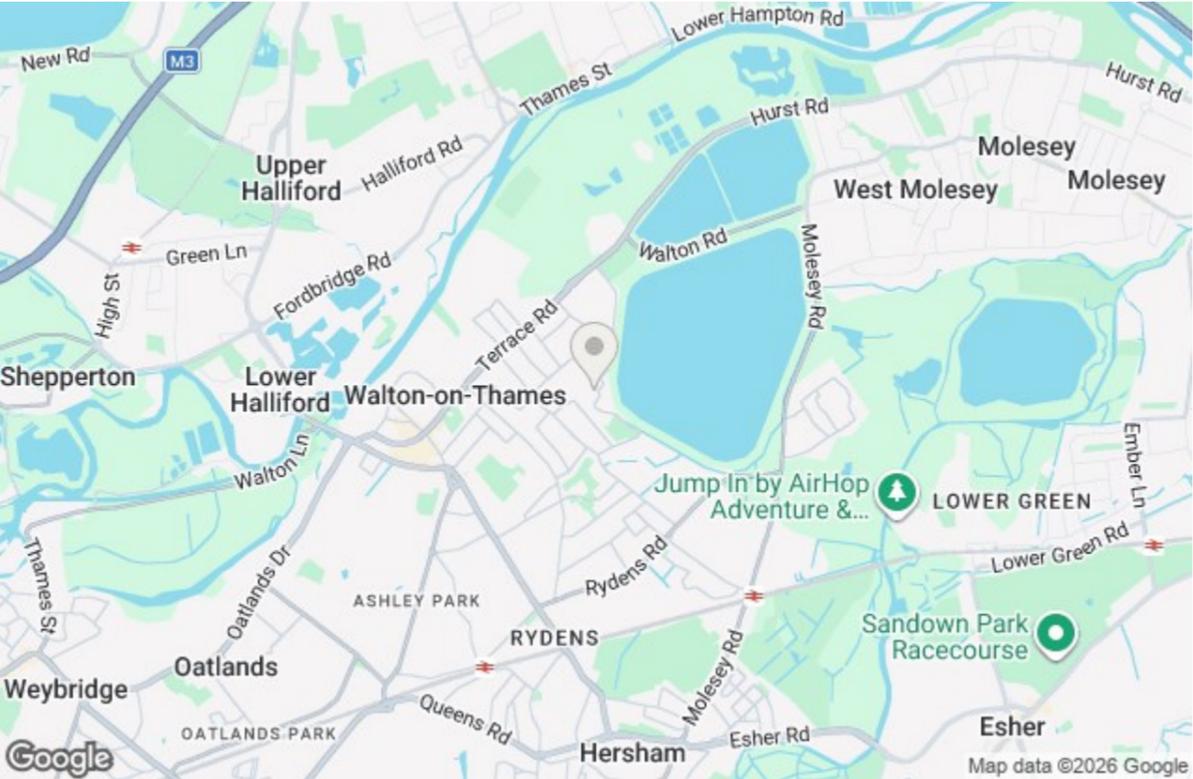
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		69	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>		57	72
(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 £1,200 Per Calendar Month**

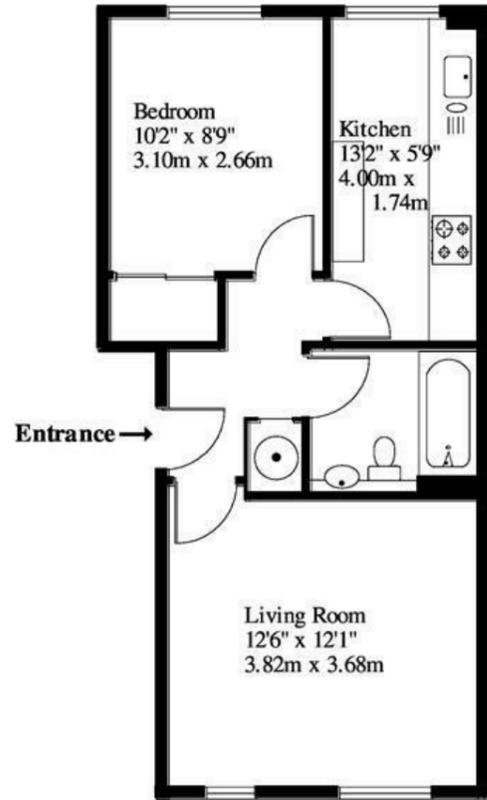
We are delighted to offer this first floor purpose built maisonette located within a popular residential road and with the advantage of a private rear garden & parking for two cars. The accommodation is well presented throughout including entrance hallway, bright & airy living room, modern fitted kitchen, double bedroom & modern three piece white bathroom. Internal viewings are highly recommended and can be arranged by contacting Harnes Turner Brown Walton on 01932 222266. Unfurnished. Available mid April 2026. COUNCIL TAX BAND C.



# Shaw Drive, Walton-On-Thames, Surrey, KT12 2LS

SHAW DRIVE, WALTON-ON-THAMES, SURREY

## First Floor



Not to scale

Approximate Gross  
Internal Floor Area:  
41sq (441sq ft)

- MODERN BATHROOM
- ALLOCATED PARKING
- LONG LEASE
- TASTEFULLY DECORATED
- PRIVATE GARDEN
- VIEW NOW

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 errors and omissions and they do not form part of any contract.  
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- FIRST FLOOR
- ONE BEDROOM
- MODERN BATHROOM
- RESIDENTS PARKING
- AVAILABLE MID APRIL
- PRIVATE REAR GARDEN
- MODERN FITTED KITCHEN
- POPULAR LOCATION
- COUNCIL TAX BAND C

