


135, Field Common Lane, Walton-On-Thames, KT12 3QW

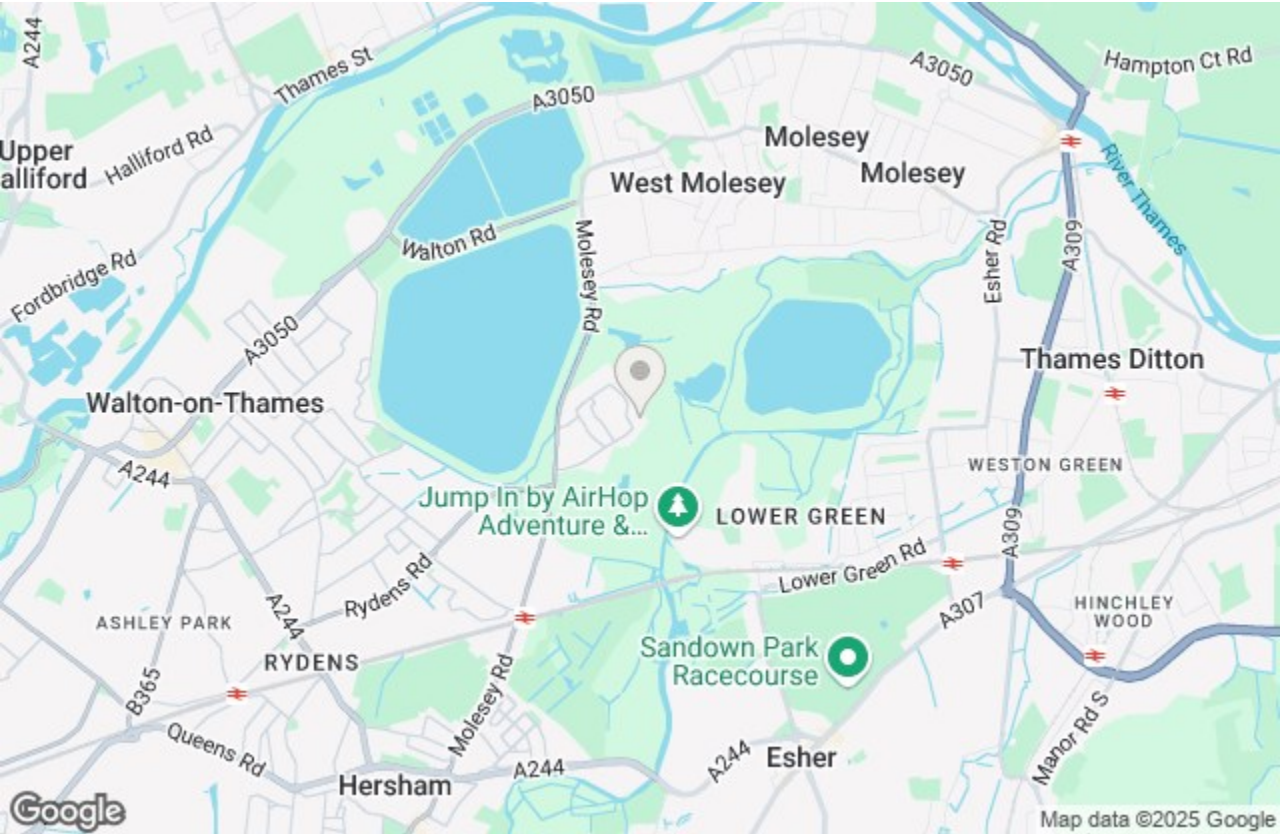
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

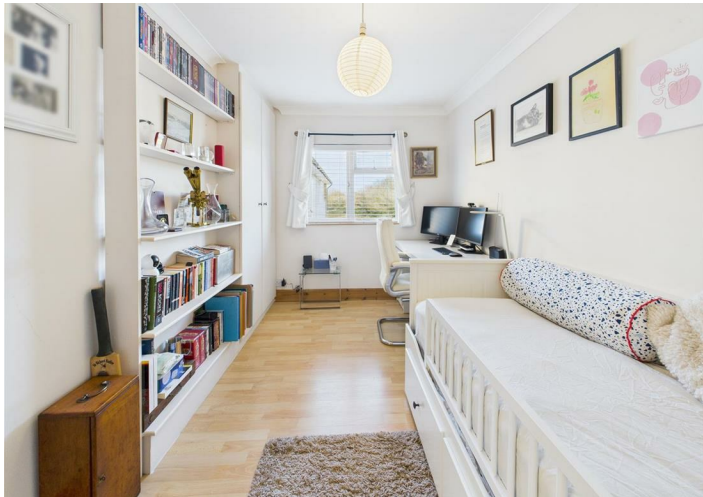
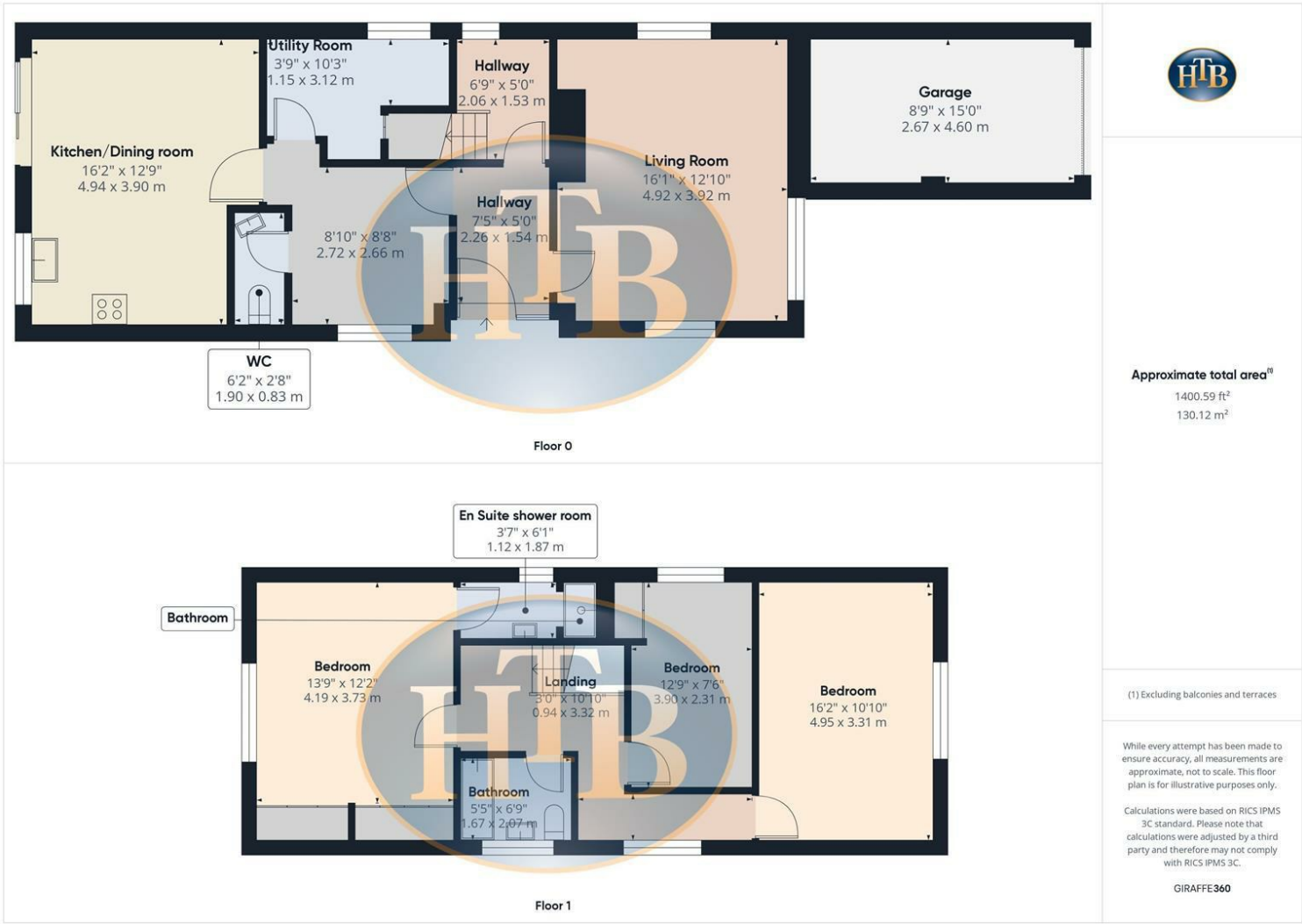


£580,000 Freehold

DETACHED-THREE DOUBLE BEDROOM family home located in a lovely semi-rural location overlooking fields to the front and giving easy access to Molesey Heath nature reserve within just a few minutes' walk. The nicely presented accommodation comprises generous entrance hall, front aspect living room which spans the width of the property, handy utility room, downstairs W.C., Office which could also make a great playroom depending on your needs which leads to the wonderful open plan kitchen/dining room. This area has a great range of 'Shaker' style units, built-in oven & hob along with integrated fridge and dishwasher, plenty of room for a large dining table and French doors out to the rear garden. On the first floor the three bedrooms are all a good size, the master benefitting from a great range of built-in wardrobes and en suite shower room, the second bedroom is also a great size double room, like the living room it spans the full width of the property, the third bedroom is currently set up as a bedroom/office and could lend itself well to either of these uses. The family bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath. Externally to the front is a large private drive providing off street parking and leading to the integral garage and electric car charger. The mature rear garden is a wonderful feature of this home and stretches approx 80ft with a lovely patio area, ideal for alfresco dining, a generous expanse of lawn, wooden pergola leading to another secluded seating area at the rear and a timber built garden shed. Call HTB Walton on 01932 222266.



Field Common Lane, Walton-On-Thames, KT12 3QW



- THREE BEDROOMS
- SEMI RURAL LOCATION OVERLOOKING FIELDS
- THREE RECEPTION AREAS INCLUDING STUNNING KITCHEN/DINING ROOM
- EN SUITE TO MASTER
- ELMBRIDGE COUNCIL TAX BAND D
- GARAGE & PRIVATE DRIVE PROVIDING AMPLE PARKING & ELECTRIC CAR CHARGER
- SHORT WALK TO LOCAL BUS SERVICE
- DOWNSTAIRS W.C.
- GREAT SIZE REAR GARDEN
- DETACHED FAMILY HOME

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