



# Harmes Turner Brown

Cottimore Lane, Walton-On-Thames, Surrey, KT12 2BJ



**£550,000 Freehold**

Offering tremendous scope to extend to the side s.t.p.p. is this three bedroom family home conveniently located within easy reach of Walton on Thames town centre and approximately a mile from the mainline station (London Waterloo approx 26 mins). The accommodation briefly comprises entrance hall, open plan lounge/dining room, kitchen with a good range of eye and base units, wall mounted boiler, space for the usual appliances and back door out to the rear garden. On the first floor are the three bedrooms, the master is a great size double room and benefits from an extensive range of built-in storage. The second bedroom is another good size double while the third bedroom is a larger than expected single bedroom. The bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath. Externally to the front is a private drive providing off street parking, while the rear benefits from both decked and lawned areas, a large hard standing area and further driveway leading to the large garage. Call Harmes Turner Brown Walton on Thames office on 01932 222266.

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

Walton Branch  
45A High Street  
Walton on Thames  
Surrey KT12 1DH  
01932 222266

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto:lettings@htbproperty.com)



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch  
45 Walton Road  
East Molesey  
Surrey KT8 0DP  
0208 001 8385

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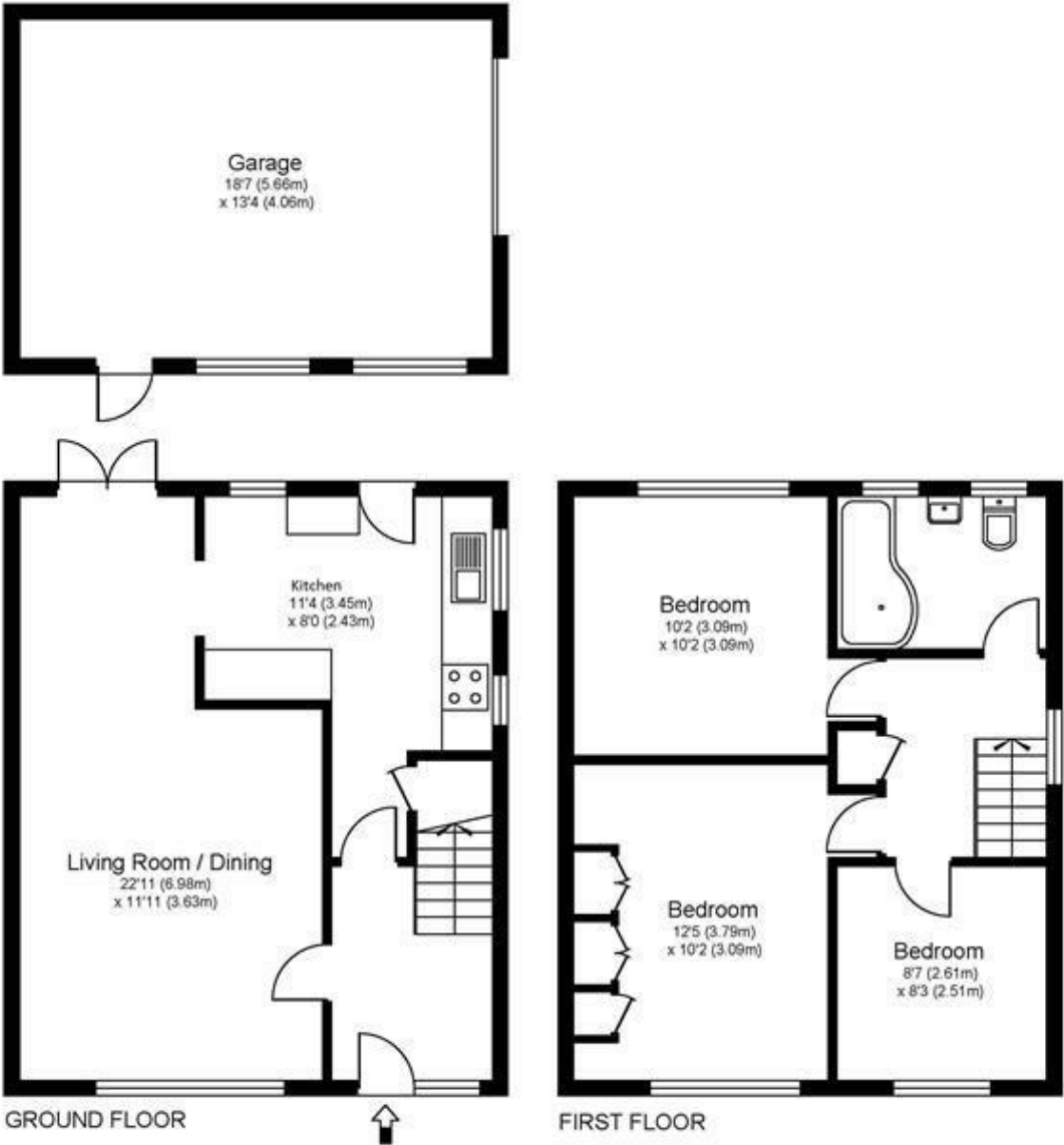


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Approximate Gross Internal Floor Area: 77 m sq / 830 sq ft  
Garage Area: 23 m sq / 249 sq ft  
Total Area : 100 m sq / 1079 sq ft

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
- CORNER PLOT
- APPROX 3/4 MILE TO TOWN CENTRE
- ELMBRIDGE COUNCIL TAX BAND D
- TREMENDOUS SCOPE TO EXTEND S.T.P.P.
- GARAGE AND DRIVEWAY
- APPROX ONE MILE TO STATION
- EPC D

