

15, Carrow Road, Walton-On-Thames, KT12 3JZ

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		



Offers In Excess Of £650,000 Freehold

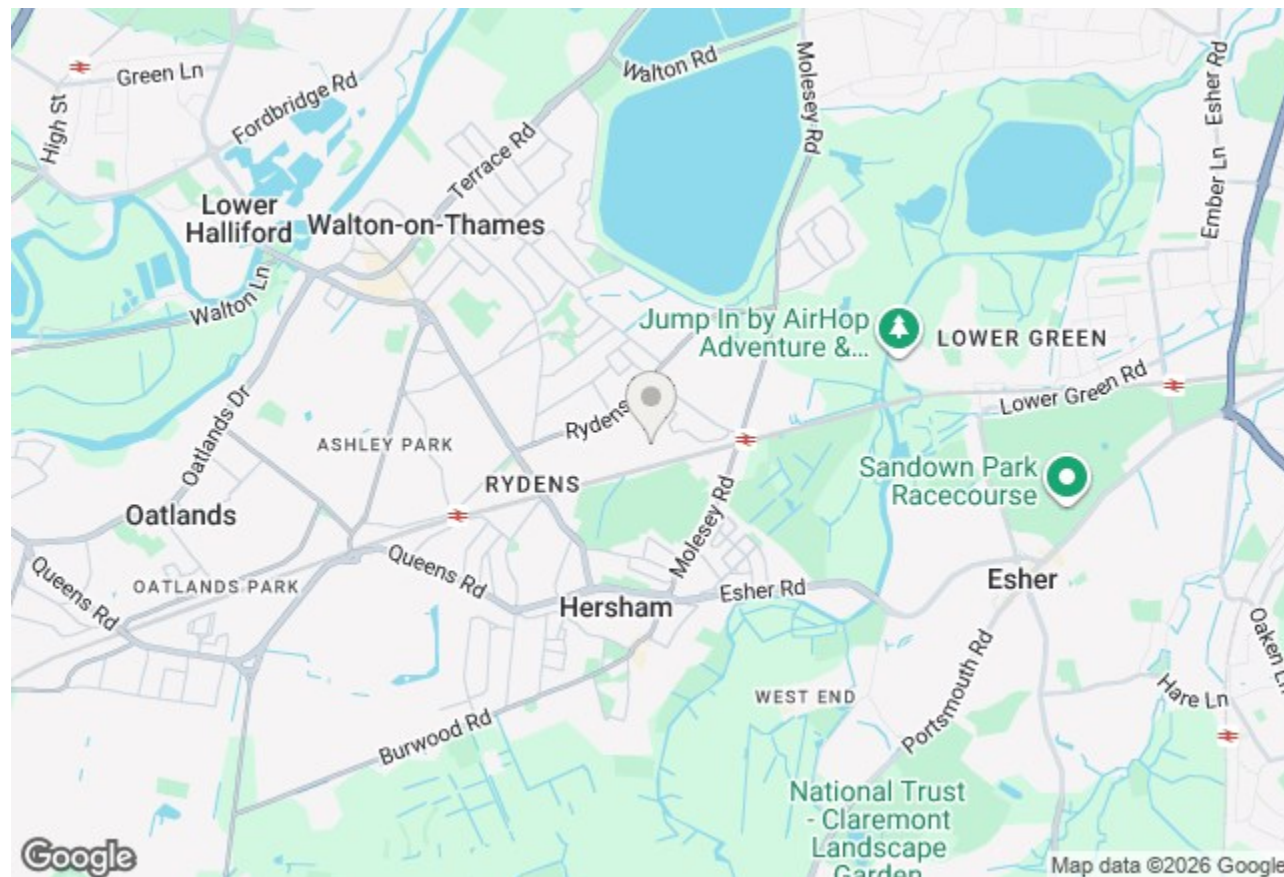
Quietly tucked away in the corner of the popular cul de sac, Carrow Road, Walton-On-Thames, this immaculately presented three-bedroom end of terrace home offers a perfect blend of modern living and comfort. The property has been finished to a particularly high standard, ensuring that it is ready for you to move in and make it your own.

Upon entering, you are greeted by a spacious through lounge/dining room, which provides an inviting space for both relaxation and entertaining. The separate family room adds versatility, making it ideal for a playroom, study, or additional living space. The heart of the home is undoubtedly the extended kitchen/breakfast room, which boasts ample space for family meals and gatherings, making it a wonderful spot to start your day.

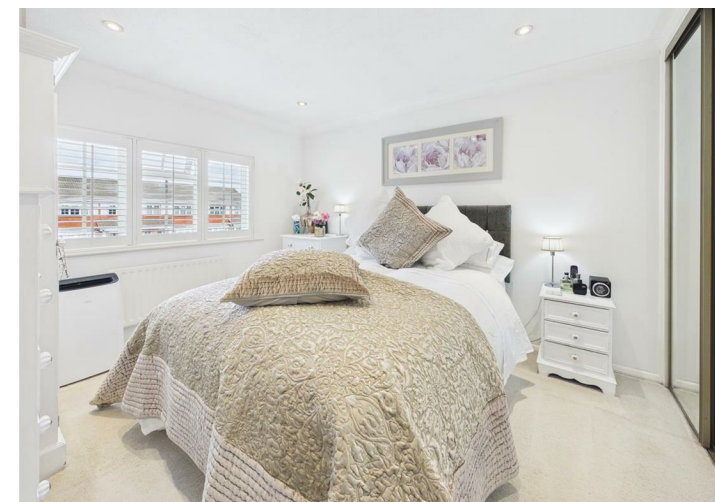
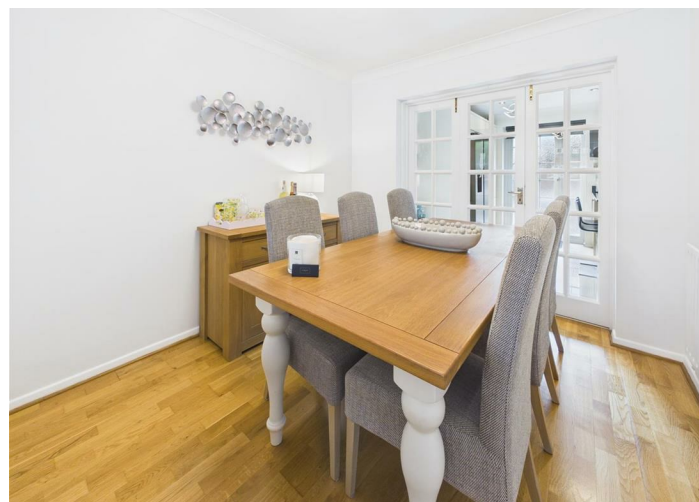
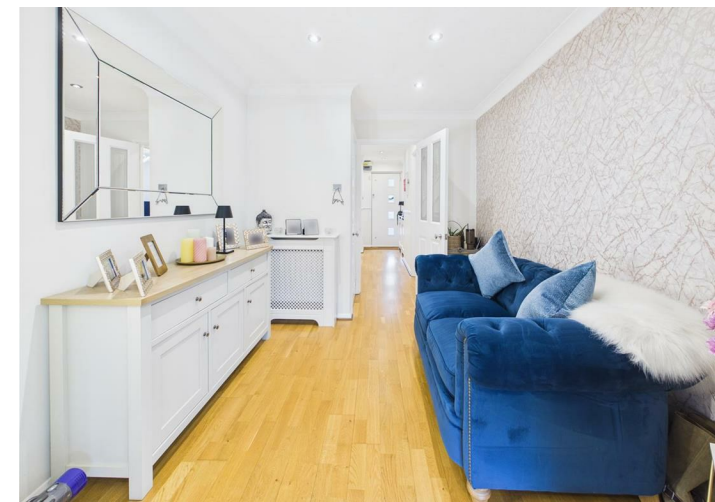
The three well-proportioned bedrooms offer plenty of natural light and comfort, perfect for restful nights. The property also features a well-appointed bathroom, ensuring convenience for the whole family.

Outside, you will find a garage to the rear with the added advantage of a door from the garden providing pedestrian access. Off-street parking is available both at the front and rear of the property. This feature is particularly advantageous in a bustling area like Walton-On-Thames.

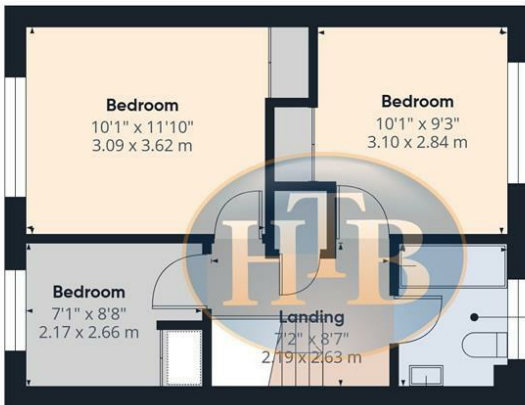
With its prime location, this home is within easy reach of local amenities, schools, and transport links, with Hersham mainline station a short walk away making it an ideal choice for families and professionals alike. This charming end of terrace house is a rare find and is sure to attract considerable interest. Do not miss the opportunity to view this exceptional property.



Carrow Road, Walton-On-Thames, KT12 3JZ



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
1094 ft²
101.5 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

- EXTENDED THREE BEDROOM HOME
- DOWNSTAIRS CLOAKROOM
- GARAGE AND EXTRA PARKING TO REAR
- CLOSE TO HERSHAM MAINLINE STATION
- SUNNY LANDSCAPED REAR GARDEN

- BEAUTIFULLY PRESENTED THROUGHOUT
- STUNNING FITTED KITCHEN/BREAKFAST ROOM
- PRIVATE DRIVE FOR PARKING TO FRONT
- END OF TERRACE
- THROUGH LOUNGE DINING ROOM AND SEPARATE FAMILY ROOM