

## 78, Braycourt Avenue, Walton-On-Thames, KT12 2BB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	
(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>			
(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	



**£563,000 Freehold**

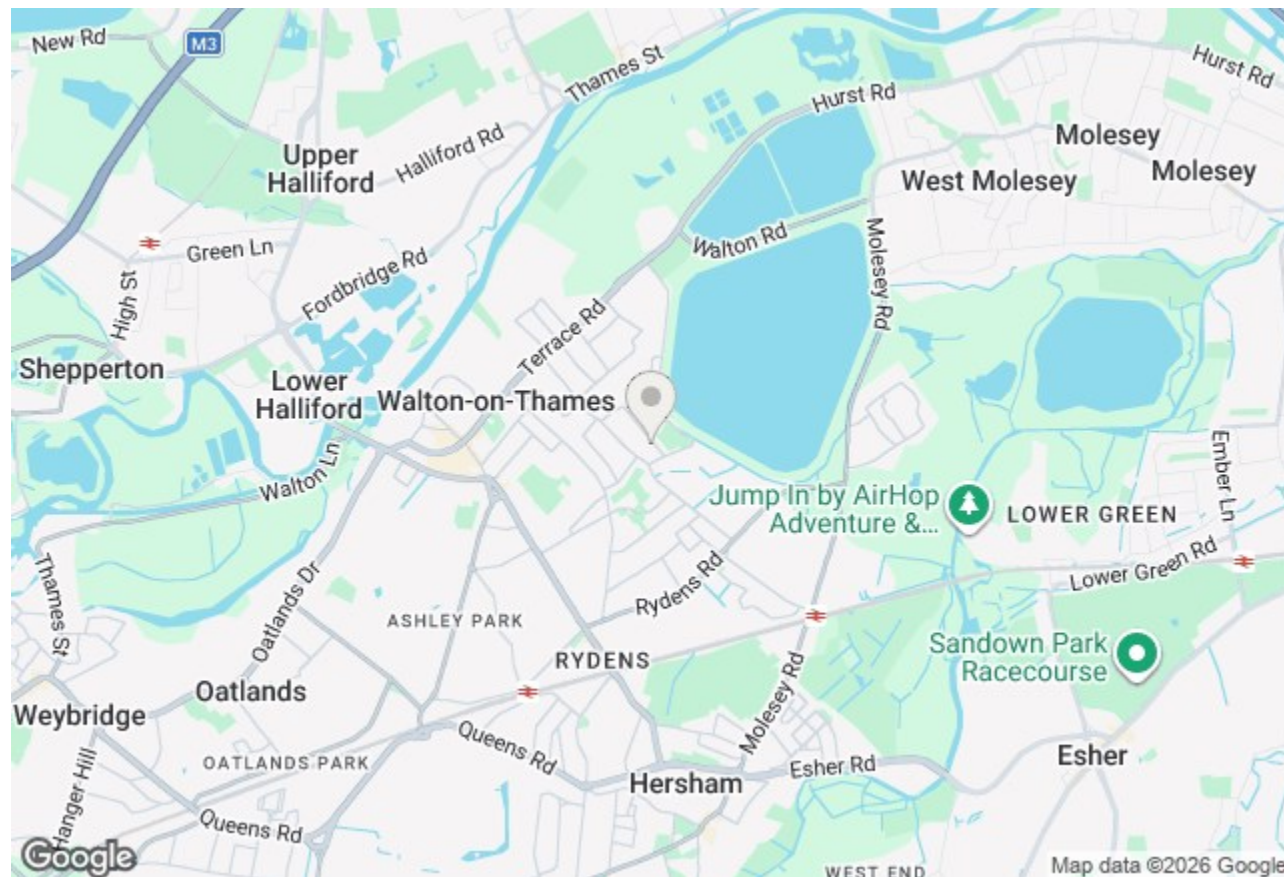
Conveniently located on Braycourt Avenue, Walton-On-Thames, this charming three-bedroom semi-detached home is perfect for families seeking comfort and convenience. Situated on a popular residential road, the property boasts a welcoming atmosphere and a sense of community. With local shops and popular schools just a short walk away.

Upon entering, you will find a modern kitchen that is thoughtfully designed and open-plan to the dining room, creating an ideal space for family gatherings and entertaining guests. The contemporary bathroom adds to the home's appeal, ensuring that all essential amenities are met with style and functionality.

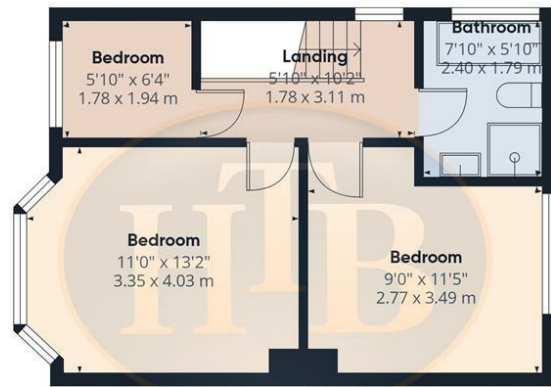
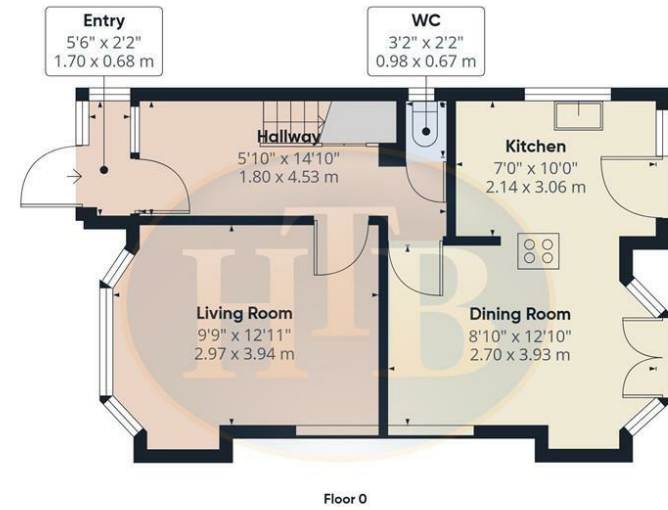
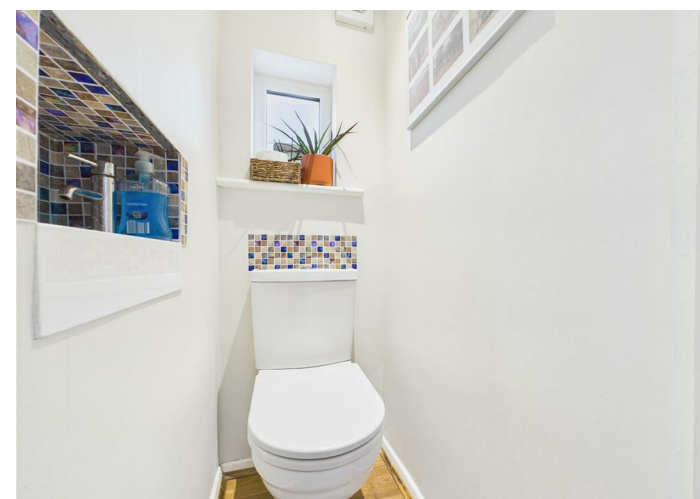
The property features a good-sized garden to the rear, providing a delightful outdoor space for children to play or for hosting summer barbecues. Additionally, off-street parking is available on the private drive at the front, offering convenience and peace of mind.

This semi-detached house is not only a lovely family home but also a fantastic opportunity to enjoy the vibrant lifestyle that Walton-On-Thames has to offer. With its modern features and prime location, this property is sure to attract interest from those looking to settle in a friendly neighbourhood. Don't miss the chance to make this delightful house your new home.

Internal viewings are highly recommended.



# Braycourt Avenue, Walton-On-Thames, KT12 2BB



Approximate total area<sup>®</sup>  
 808 ft<sup>2</sup>  
 75.1 m<sup>2</sup>

(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



- THREE BEDROOMS
- OFF STREET PARKING ON PRIVATE DRIVE
- SEPARATE LIVING ROOM
- MODERN FAMILY BATHROOM
- WELL PRESENTED THROUGHOUT
- SEMI DETACHED FAMILY HOME
- MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM
- DOWNSTAIRS WC
- GOOD SIZE PRIVATE REAR GARDEN
- VIEWINGS RECOMMENDED