# Harmes Turner Brown

## 63, Cambridge Road, Walton-On-Thames, Surrey, KT12 2DR



## £490,000 Freehold

Harmes Turner Brown are delighted to offer for sale this attractive two-bedroom semi-detached character home, conveniently situated in Walton-on-Thames and offered to the market with **no onward chain**.

Providing approximately 865 sq. ft. of accommodation, the property offers a surprisingly spacious and versatile layout with plenty of character throughout.

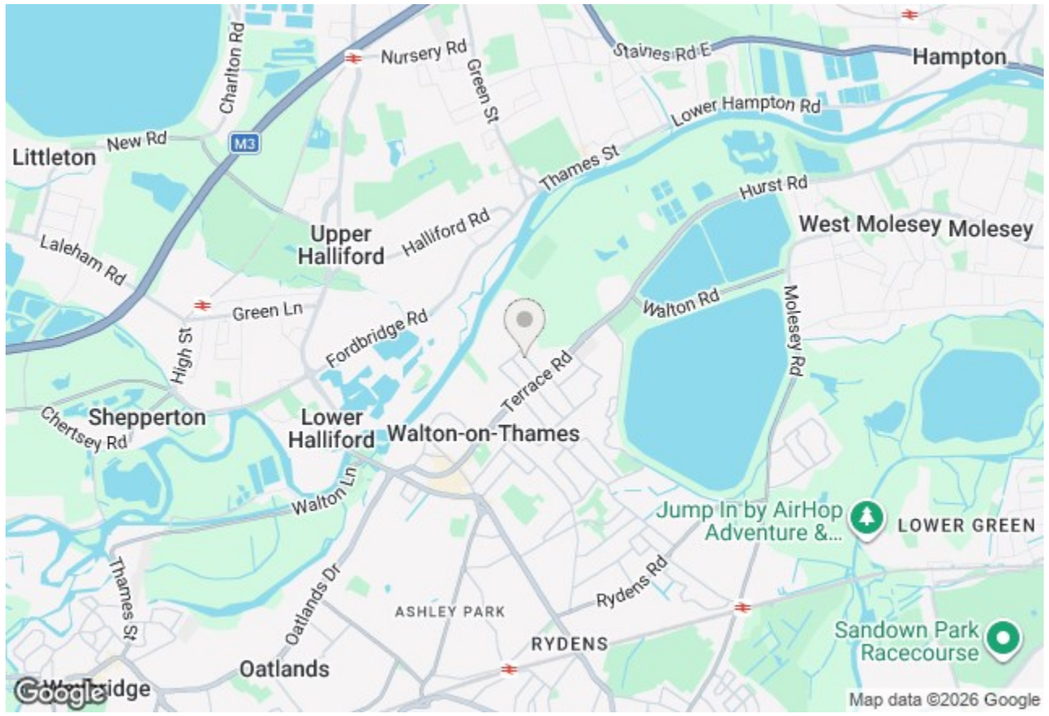
The ground floor features two separate reception rooms, both enhanced by attractive exposed-brick fireplaces. The front living room also benefits from a bay window, while the second reception room provides an ideal dining or additional living space.

To the rear is a fitted galley-style kitchen with a good range of storage and worktop space. This leads through to an impressive 21'9" conservatory, creating a bright and versatile additional space with direct access to the rear garden. A ground-floor bathroom completes the accommodation on this level.

Upstairs are two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and access to a shower room, while the second bedroom provides ample space for bedroom furniture.

Outside, the property enjoys a good-sized private rear garden with a paved patio area, established planting and a useful garden building/store towards the rear.

Well presented throughout and offering an excellent combination of character, space and versatility, this appealing home would make an ideal purchase for first-time buyers, downsizers or those looking to move within the area.




### 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 CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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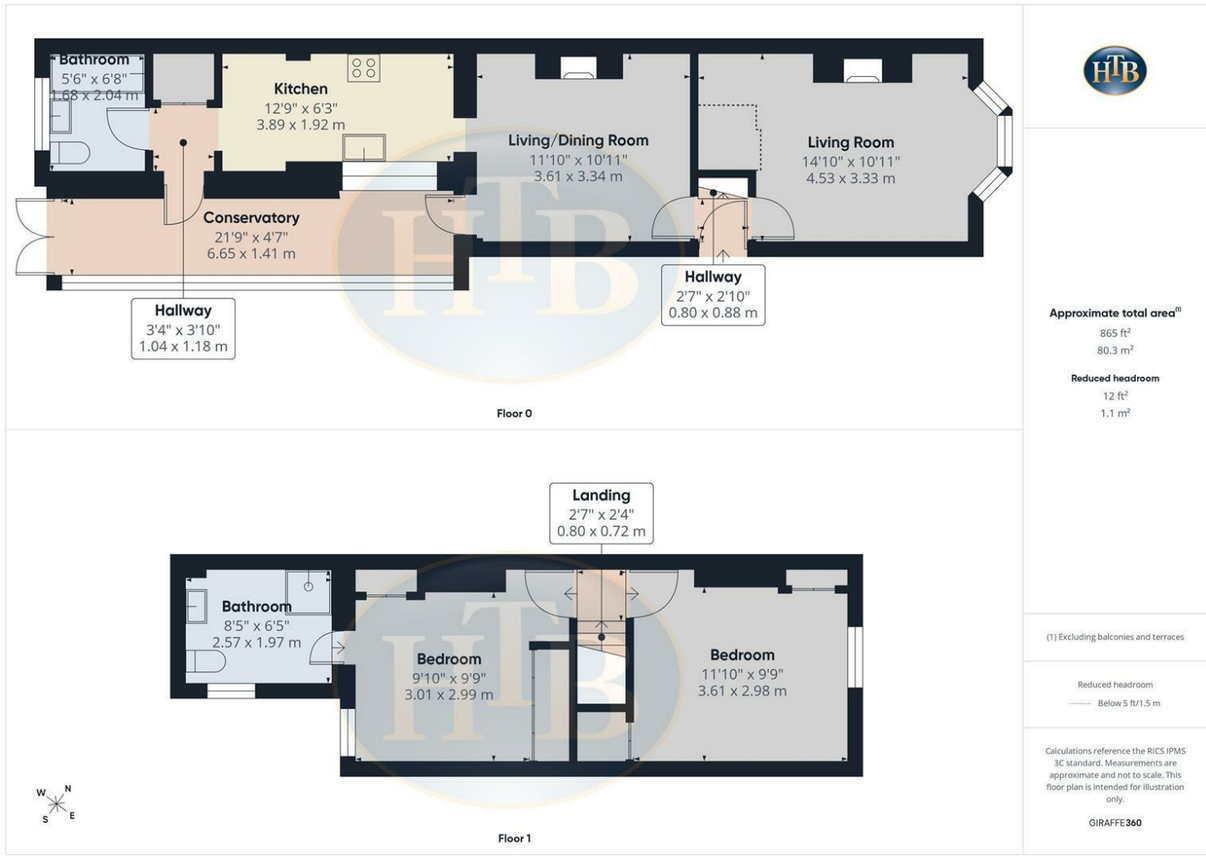

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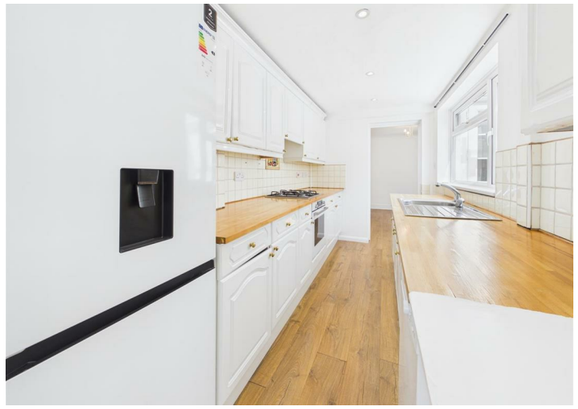
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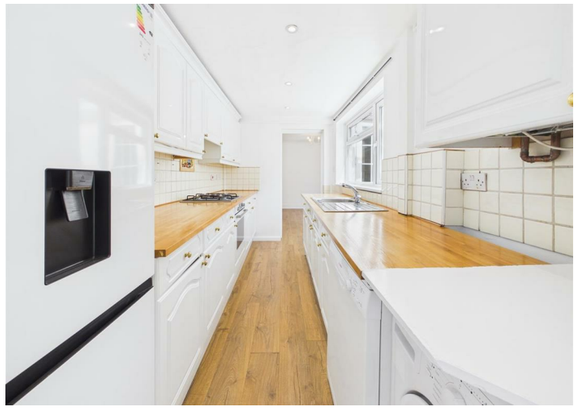


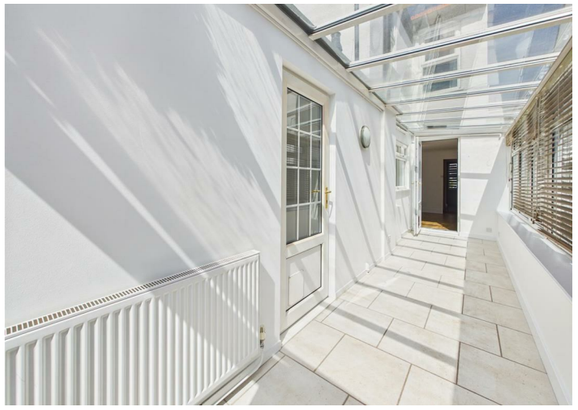














- LARGE GARDEN
- OFFICE / PLAYROOM
- PERIOD FEATURES
- VACANT POSSESSION- Move In Ready
- NO ONGOING CHAIN- Rapid Completion Available
- EN SUITE
- SUBSTANTIAL STORAGE
- Ideal for First-Time Buyers/ Investors
- SOUTH FACING GARDEN
- RECENTLY PRICE- REDUCED for Quick Sale