

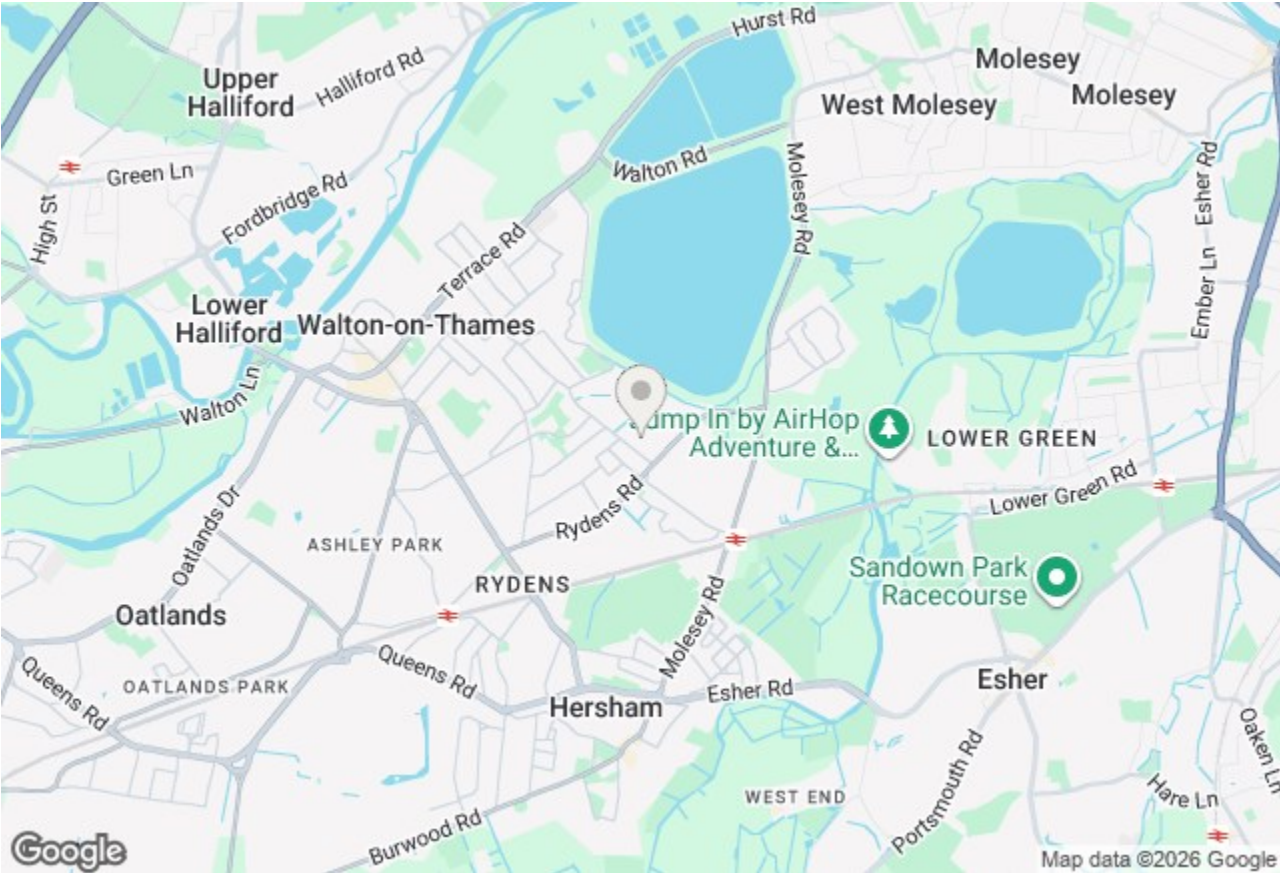


Harmes Turner Brown

30, King George Avenue, Walton-On-Thames, Surrey, KT12 3LR

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	



£750,000 Freehold

Harmes Turner Brown are delighted to offer for sale this beautifully presented four-bedroom semi-detached family home, ideally positioned in a sought-after residential cul-de-sac just a short walk from Hersham mainline station.

Extended and thoughtfully improved by the current owners, this spacious home offers over 1,500 sq ft of versatile accommodation arranged across three floors, making it ideal for growing families.

The welcoming entrance hall leads through to a bright bay-fronted living room, flowing seamlessly into the dining area to create an excellent space for both everyday family life and entertaining. To the rear, the modern fitted kitchen enjoys views over the garden and benefits from quality worktops, ample storage and a separate utility room, whilst a stylish downstairs cloakroom completes the ground floor.

The first floor offers three well-proportioned bedrooms served by a modern family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, boasting generous proportions, excellent fitted storage, a contemporary en-suite shower room and a Juliet balcony overlooking the rear garden.

Outside, the landscaped rear garden has been designed with low maintenance in mind and features a large entertaining patio, an attractive covered pergola, artificial lawn, mature planting and a timber garden room/shed. To the front, there is a substantial gravel driveway providing off-street parking for multiple vehicles, along with an integral garage offering further storage or potential to convert, subject to the usual consents.

Located within easy reach of Hersham village, highly regarded local schools, Walton town centre and excellent transport links into London Waterloo, this is a fantastic opportunity to purchase a turnkey family home in a highly desirable location.

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

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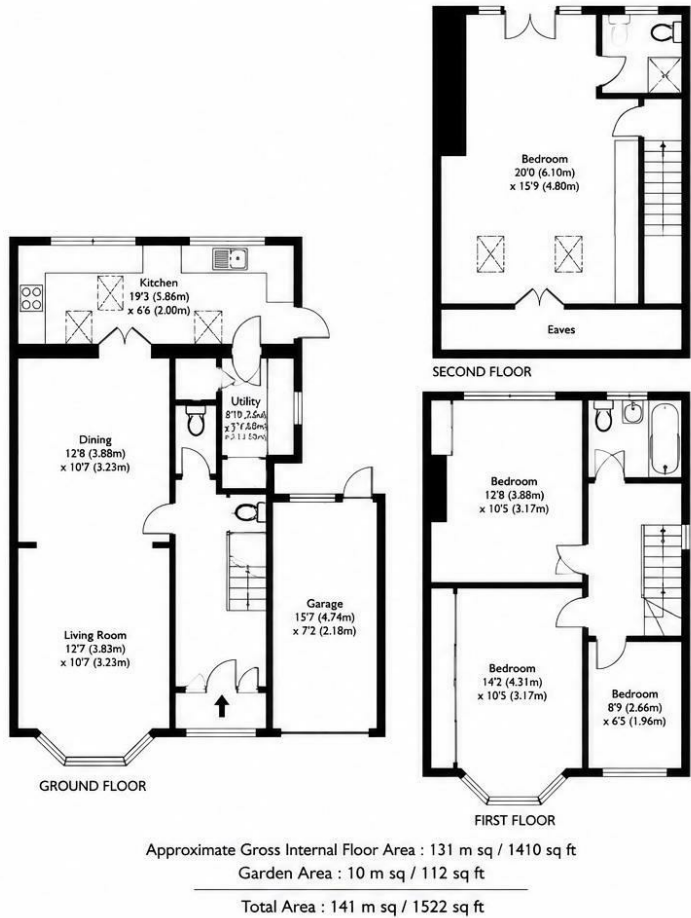
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KING GEORGE AVENUE, KT12



- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE PRINCIPAL SUITE WITH EN-SUITE AND JULIET BALCONY
- LANDSCAPED REAR GARDEN WITH PERGOLA
- INTEGRAL GARAGE
- GARDEN ROOM
- SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS
- OPEN-PLAN LIVING AND DINING ROOM WITH SEPARATE UTILITY ROOM
- LARGE DRIVEWAY FOR MULTIPLE CARS
- SHORT WALK TO HERSHAM STATION

