

Stuart Avenue, Walton-On-Thames, Surrey, KT12 2AB

| Energy Efficiency Rating                           |           |                                                                                   |
|----------------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                                    | Current   | Potential                                                                         |
| <i>Very energy efficient - lower running costs</i> |           |                                                                                   |
| (92 plus) <b>A</b>                                 | <b>59</b> | <b>88</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>                                    |           |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                   |
| England & Wales                                    |           |                                                                                   |
| EU Directive 2002/91/EC                            |           |  |

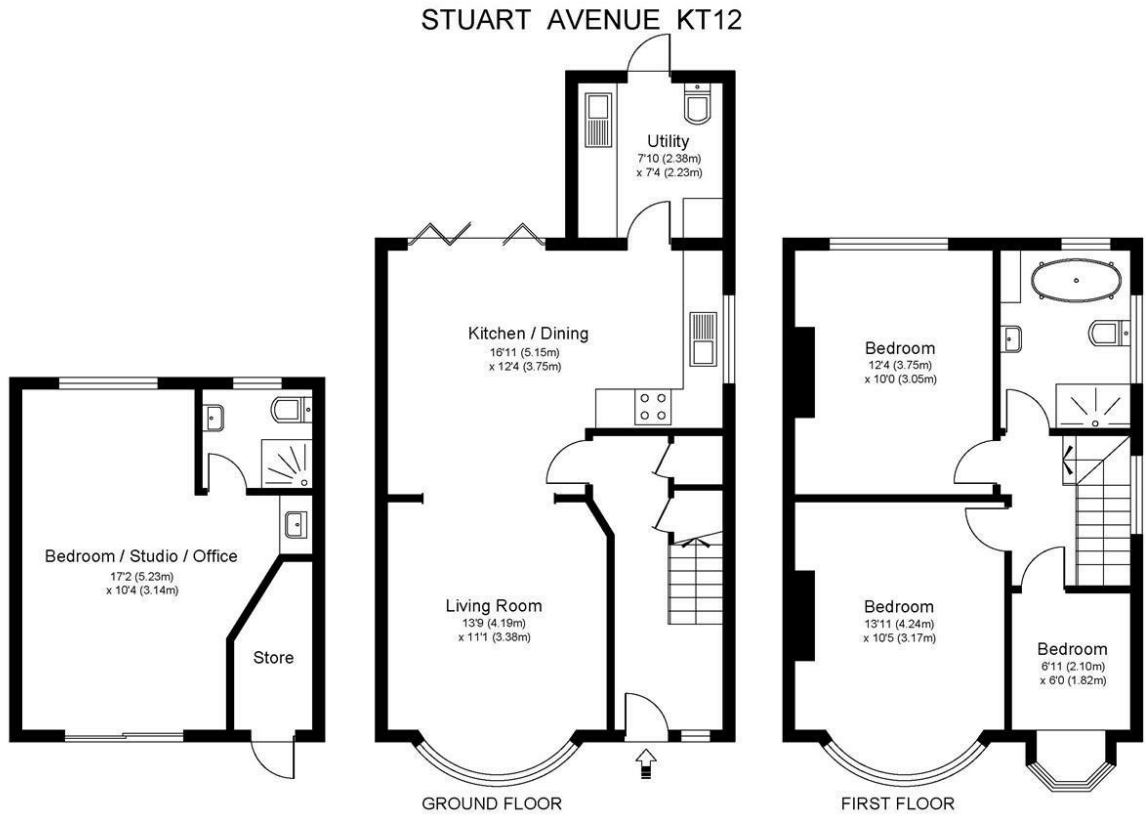
| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                             |
|-----------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                             |
| (92 plus) A                                         | 55      | 89                                                                                                          |
| (81-91) B                                           |         |                                                                                                             |
| (69-80) C                                           |         |                                                                                                             |
| (55-68) D                                           |         |                                                                                                             |
| (39-54) E                                           |         |                                                                                                             |
| (21-38) F                                           |         |                                                                                                             |
| (1-20) G                                            |         |                                                                                                             |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                             |
| England & Wales                                     |         | EU Directive 2002/91/EC  |



**£625,000 Freehold**

Harmes Turner Brown Walton are delighted to offer this beautifully presented semi detached family home which has been updated and extended to a particularly high standard throughout. Stuart Avenue is a popular residential street with similar 1930's family homes. There is potential to extend further if desired with planning permission for a further bedroom in the loft space and further ground floor space (copies of plans available from HTB). The immaculate accommodation briefly includes a welcoming entrance hallway with feature tiled flooring and bespoke design under stairs drawers for storage. The bright and airy through lounge dining room is open plan to the designer fitted kitchen and there us a further space for utilities and a downstairs wc. Bi-fold doors lead from the dining room to the rear garden directly onto the sunny patio and with the newly built in BBQ, provides the perfect space to entertain. The rest of the garden is beautifully maintained with a large lawn, mature tree and shrub borders and stepping stones leading down to the detached studio which offers flexible space with a large open plan bedroom/living area, kitchenette/vanity unit with sink and fridge plus ensuite shower room. To the side of the studio is further storage. On the first floor you will find three good size bedrooms and a beautiful four piece family bathroom. With off street parking to the front on the private drive, this wonderful property is worthy of an internal viewing. Contact us on 01932 222266.

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Approximate Gross Internal Floor Area: 106 m sq / 1139 sq ft  
Including External Office/ Studio

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/FOUR BEDROOMS
  - SEMI DETACHED
  - LARGE REAR GARDEN
  - IMMACULATE THROUGHOUT
  - POPULAR LOCATION
- EXTENDED FAMILY HOME
  - OFF STREET PARKING
  - DETACHED STUDIO/BEDROOM FOUR
  - POTENTIAL TO EXTEND FURTHER
  - BEAUTIFUL FITTED KITCHEN & UTILITY

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

