

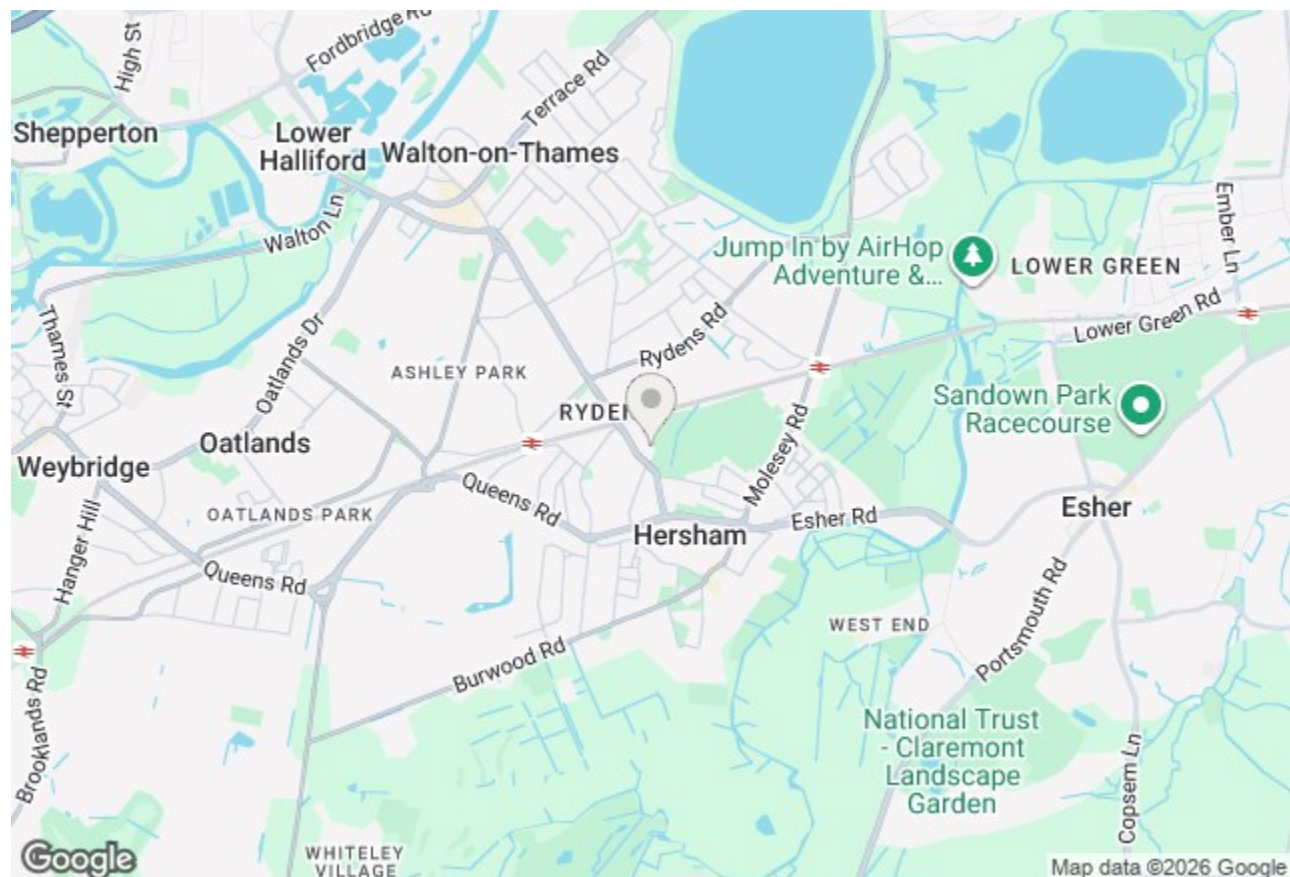


Harmes Turner Brown

17, Keywood Drive, Hersham, Surrey, KT12 5EH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	84	96
(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	



£579,950 Freehold

****Harmes Turner Brown are delighted to offer this superbly presented three-bedroom modern home, built by the highly regarded Bewley Homes in 2020 and ideally positioned within easy reach of Walton-on-Thames mainline station.****

The accommodation is beautifully presented throughout and offers a great balance of modern living space. The ground floor comprises an entrance hall with downstairs WC, a spacious kitchen/breakfast room with a range of fitted appliances, and a bright rear aspect living room with doors opening directly onto the garden.

Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second double bedroom also features fitted storage. There is a further good size single bedroom together with a stylish family bathroom.

Externally, the rear garden is mainly laid to lawn with a generous patio area, providing an ideal space for outdoor dining and entertaining, along with a useful garden shed. To the front, the property benefits from two allocated parking spaces and an EV charging point.

Built in 2020, the property also benefits from the remainder of its 10-year NHBC new home warranty.

The location is a particular highlight, with Walton-on-Thames mainline station close by, making this an excellent choice for commuters, while Walton town centre, local schools and amenities are also within easy reach.

****An internal viewing is highly recommended to fully appreciate this fantastic modern home. Call Harmes Turner Brown Walton on 01932 222266 to arrange your appointment.****

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

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lettings@htbproperty.com



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

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East Molesey
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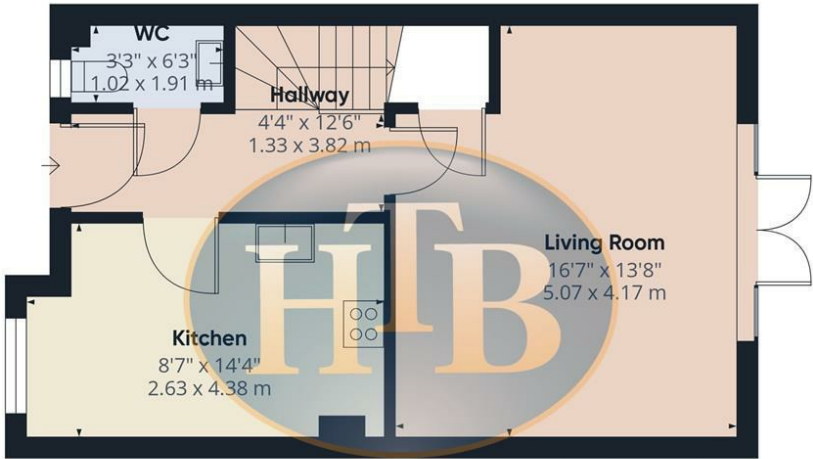
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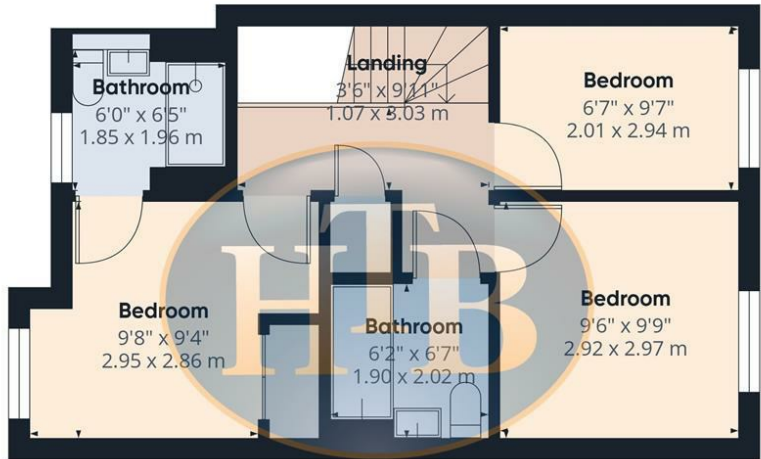
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Floor 0



Floor 1



Approximate total area[®]
924 ft²
85.8 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



- THREE-BEDROOM MODERN FAMILY HOME
- CLOSE TO WALTON-ON-THAMES MAINLINE STATION
- REAR ASPECT LIVING ROOM OVERLOOKING THE GARDEN
- TWO ALLOCATED PARKING SPACES & EV CHARGING POINT
- BUILT BY BEWLEY HOMES IN 2020
- SPACIOUS KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- REMAINDER OF 10-YEAR NHBC WARRANTY

