



# Harmes Turner Brown

## 44, Garrick Close, Walton-On-Thames, KT12 5PA

| 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<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |



£1,300,000 Freehold

We are delighted to offer this four bedroom detached family home conveniently located in a popular quiet tree lined avenue just a few minutes' walk from Walton on Thames mainline station (30 mins to London Waterloo). The property is beautifully presented throughout and offers a wealth of character and period 1930's charm while having been updated with many modern eco features.

A welcoming entrance hallway with wood flooring and modern downstairs cloakroom, leads to a bay fronted sitting room and separate dining room both with feature fireplaces. Double doors open onto the large family room which overlooks the south facing rear garden.

Leading off the family room is a utility and laundry area with walk in shower plus access to the integral garage.

The modern fitted kitchen/breakfast room includes a Rangemaster cooker and american style fridge, attractive oak wood surfaces and sky lights add to the bright and airy space. The turning staircase leads to the first floor landing with access to all four bedrooms, the master of which includes a modern ensuite shower.

The family bathroom is fitted with a modern three piece suite with shower over bath, pedestal wash hand basin and low level WC.

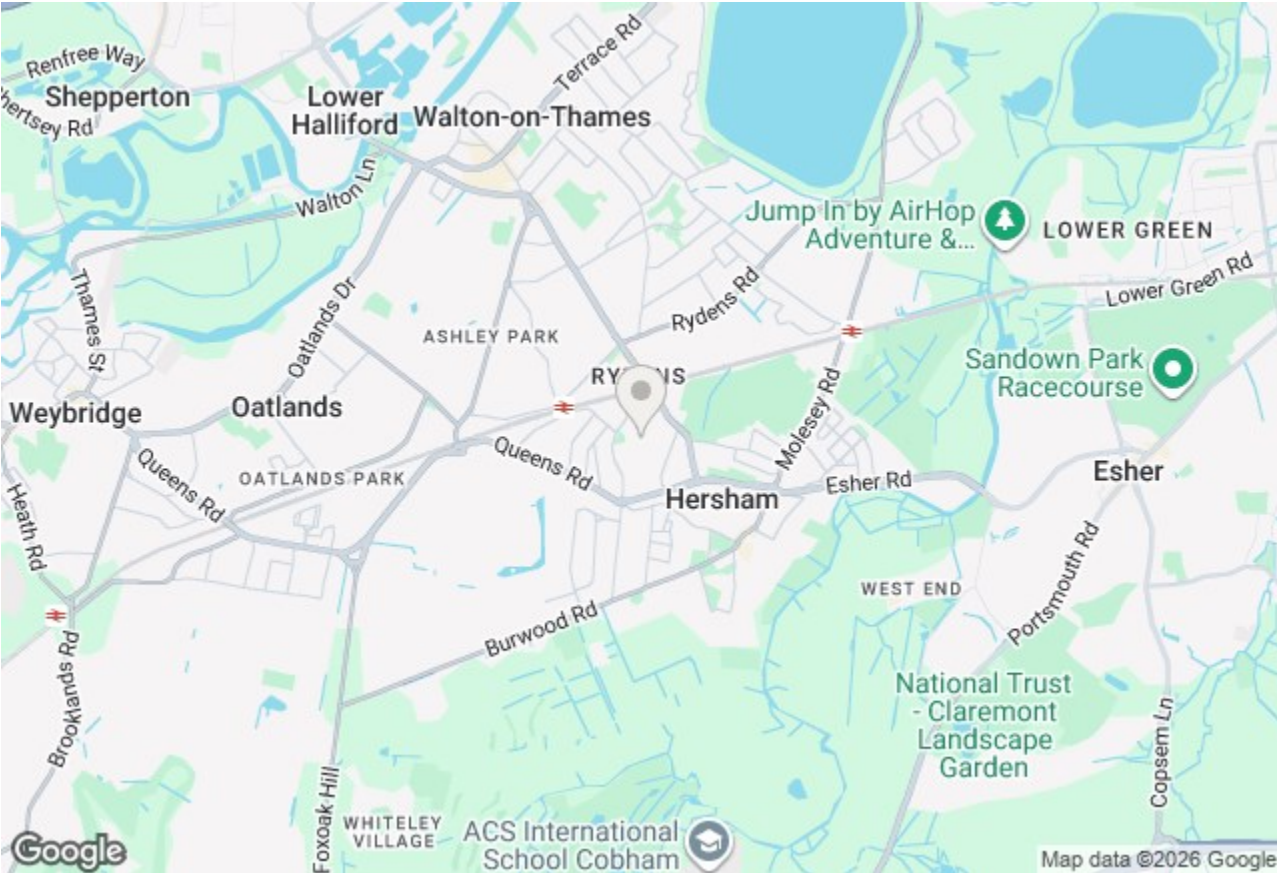
Externally the large south facing rear garden is mainly laid to lawn with mature tree and shrub borders and a large patio, perfect for entertaining.

At the rear of the garden is a detached summer house which would make for the ideal play space or home gym. Also a log cabin workshop, a perfect hobby room.

To the front is a private drive with off street parking equipped with EV charging point.

Internal viewings are highly recommended for this wonderful home enjoying one of the best locations in Walton.

Council tax band F. EPC C



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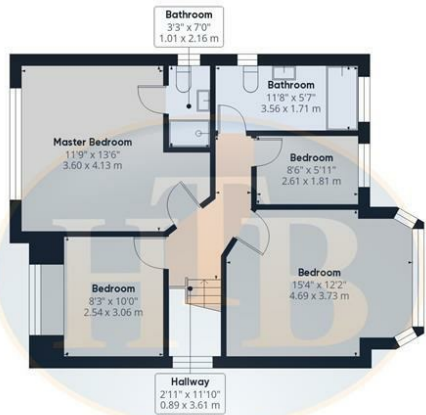
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1824.07 ft<sup>2</sup>  
169.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- FOUR BEDROOM DETACHED FAMILY HOME
- LARGE REAR GARDEN WITH DETACHED SUMMER HOUSE
- TREE LINED CUL DE SAC
- MODERN KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER PLUS UTILITY
- PRIVATE DRIVEWAY WITH GARAGE
- SHORT WALK TO WALTON MAINLINE STATION
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- WELL PRESENTED THROUGHOUT

