

## 22, Brunswick Close, Walton-On-Thames, Surrey, KT12 3JJ

| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            |         |           |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            | 70      | 76        |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</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>   |                            |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |         |           |



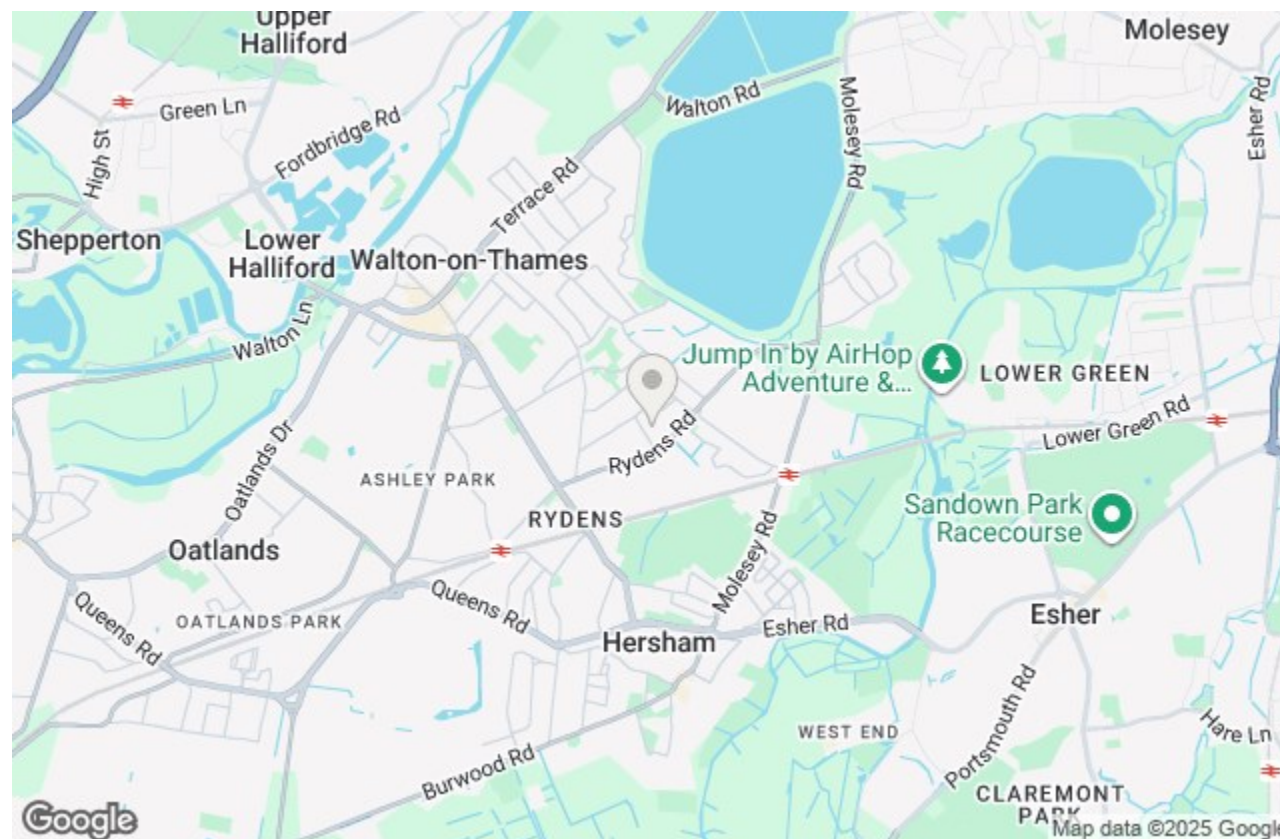
**£335,000 Leasehold**

Nestled in the charming cul-de-sac of Brunswick Close, Walton-On-Thames, this delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. With its prime location, the property is situated approximately three-quarters of a mile from Hershams station, making it an ideal choice for commuters seeking easy access to London and beyond. This property has planning permission granted to convert the loft space into a one bedroom apartment. Elmbridge planning reference : 2023/1813

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen features a built-in oven and hob, along with space for the usual appliances catering to all your culinary needs. The modern bathroom is a standout feature, complete with a shower over the bath, ensuring both style and functionality.

The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. Outside, you will find a private garden, offering a tranquil retreat for outdoor enjoyment. Additionally, there is a garage located in a nearby block, providing extra storage or secure parking.

This home is not only well-situated but also offers a wonderful opportunity for those looking to settle in a friendly community. With its modern amenities and proximity to local transport links, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your new home.



# Brunswick Close, Walton-On-Thames, Surrey, KT12 3JJ



- PLANNING GRANTED TO CONVERT THE LOFT SPACE INTO A ONE BEDROOM APARTMENT
- PRIVATE GARDEN
- POPULAR CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- GARAGE
- NO ONWARD CHAIN

