

19, Telford Drive, Walton-On-Thames, Surrey, KT12 2YG

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	



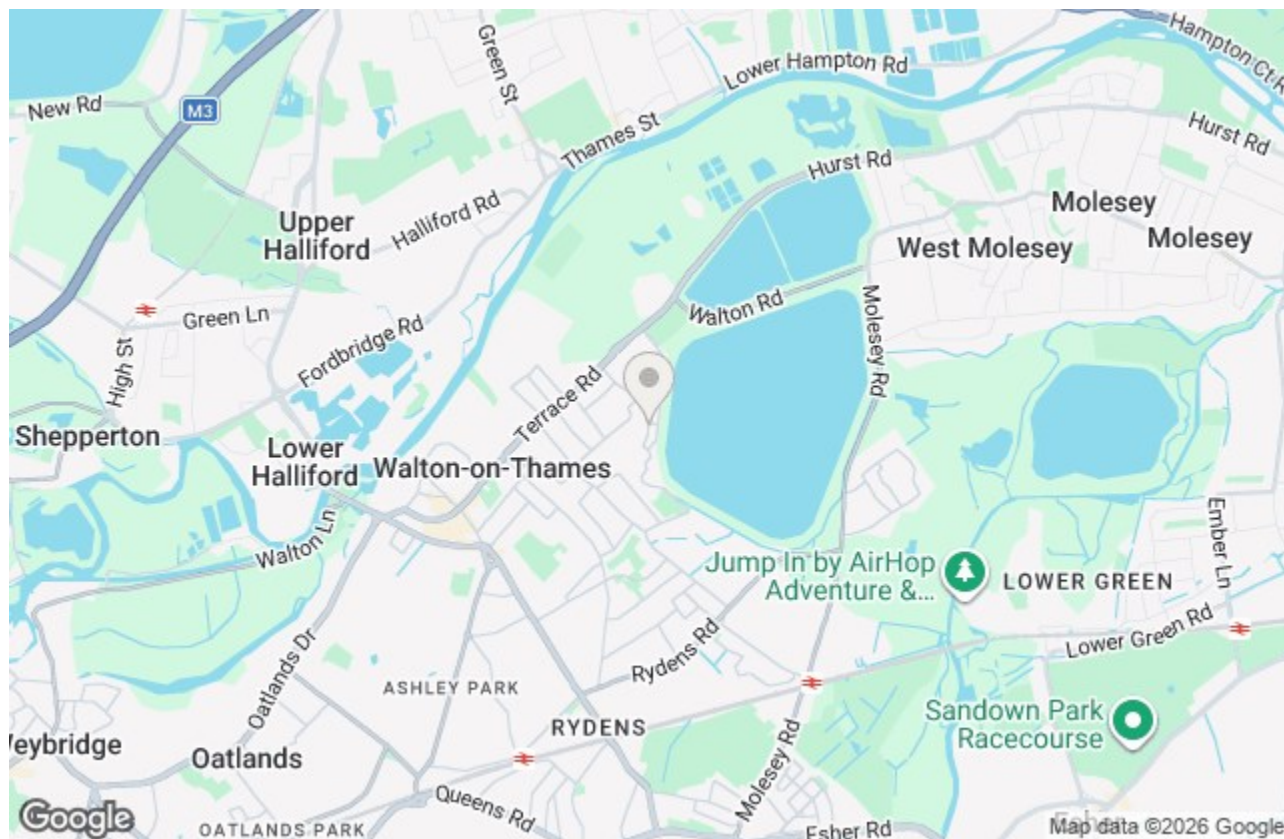
£330,000 Freehold

Nestled in the charming residential cul de sac of Telford Drive, Walton-On-Thames, this delightful freehold house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-appointed reception room that offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

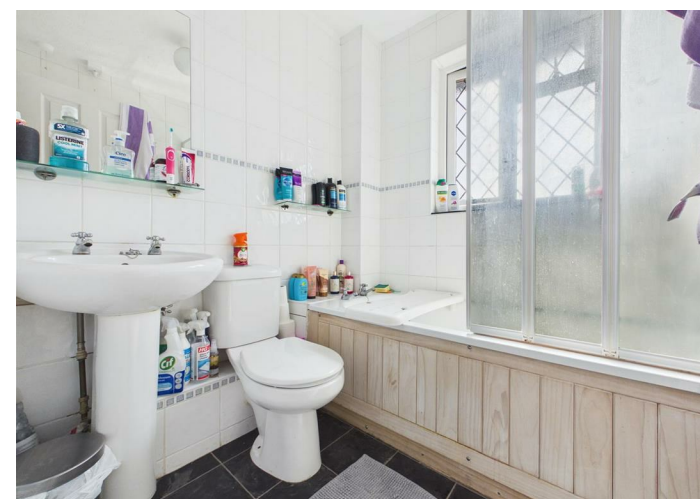
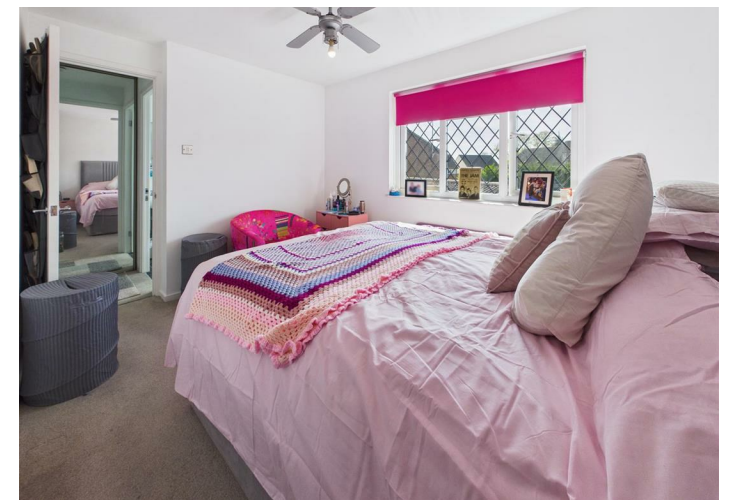
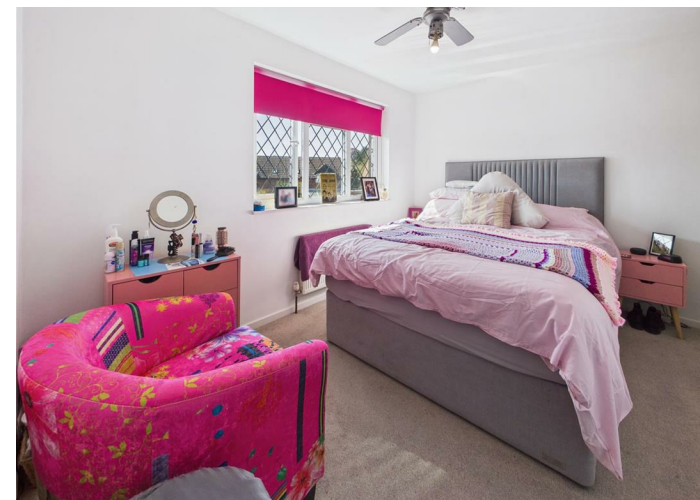
With one spacious bedroom, this house is ideal for individuals or couples looking for a cosy retreat. The bathroom is thoughtfully designed, ensuring convenience and comfort. Throughout the property, you will find it has been well presented, showcasing a blend of modern living and homely charm.

One of the standout features of this home is the private sunny garden, complete with a decked patio area. This outdoor space is perfect for enjoying the sunshine, hosting barbecues, or simply unwinding after a long day. Additionally, residents parking is conveniently located to the rear, providing ease of access for you and your guests.

This property is a must-see for anyone looking to settle in a desirable area, combining comfort, style, and practicality. Don't miss the chance to make this lovely house your new home.



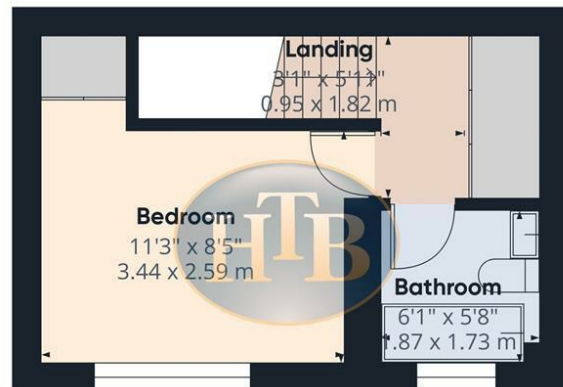
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Living Room
3'9" x 2'11"
1.16 x 0.91 m



Floor 0



Floor 1



Approximate total area⁽¹⁾
401 ft²
37.3 m²

Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- ONE BEDROOM FREEHOLD HOUSE
- PRIVATE GARDEN TO THE REAR WITH SUNNY DECKED PATIO
- WELL PRESENTED THROUGHOUT
- MUST BE SEEN
- EXCELLENT FIRST TIME PURCHASE
- PERFECT FIRST TIME BUY
- QUIET AND POPULAR CUL DE SAC
- RESIDENTS PARKING TO REAR
- MODERN FITTED KITCHEN

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