

15, First Avenue, Walton-On-Thames, KT12 2HL

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	



£500,000 Freehold

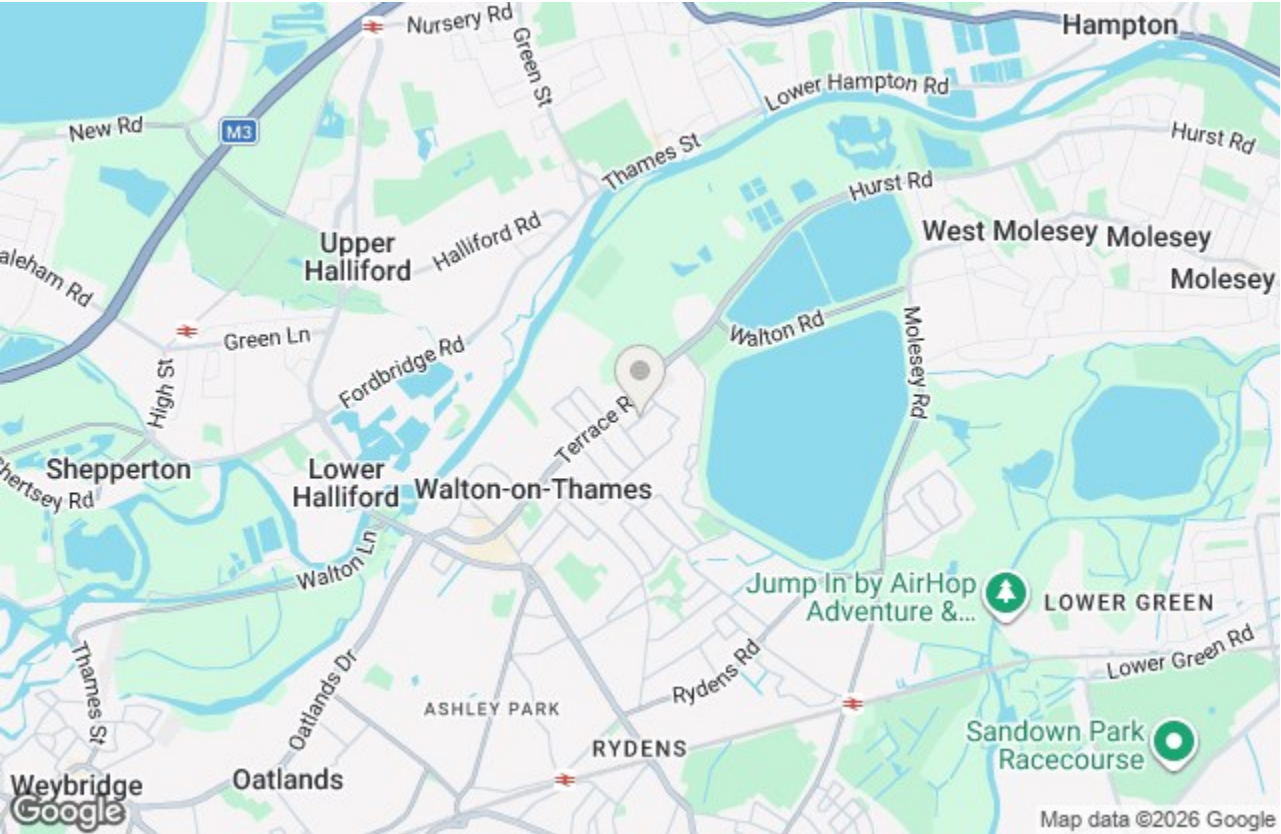
Nestled in the charming area of Walton-On-Thames, this delightful three-bedroom semi-detached home on First Avenue offers a perfect blend of comfort and convenience. Ideal for families, the property is situated close to local schools, making the morning school run a breeze.

Upon entering, you will be greeted by a modern open-plan kitchen and dining room, which boasts a good range of units and drawers, providing ample storage and a stylish space for family meals and entertaining guests. The layout is designed to create a warm and inviting atmosphere, perfect for both everyday living and special occasions.

The property features off-street parking, ensuring that you have a secure place for your vehicle. Additionally, a detached garage to the rear offers further storage options or the potential for a workshop, catering to various needs.

Step outside to discover a sunny rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, children's play, or simply relaxing in the sun. The garden provides a private retreat, enhancing the overall appeal of this lovely home.

Completing the accommodation are a well-appointed bathroom and a separate WC, adding to the practicality of the living space. This semi-detached house is not just a property; it is a place where memories can be made. With its excellent location and thoughtful features, it presents a wonderful opportunity for those seeking a family home in a desirable area.



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- THREE BEDROOMS
 - OFF STREET PARKING ON PRIVATE DRIVE
 - PRIVATE REAR GARDEN
 - MUST BE SEEN
- SEMI DETACHED HOME
 - DETACHED GARAGE TO THE REAR
 - CLOSE TO LOCAL SCHOOLS AND RIVER THAMES
 - WELL PRESENTED THROUGHOUT

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