

15, Fairfax Close, Walton-On-Thames, KT12 2AJ

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£450,000 Freehold

In need of some modernisation - EXCEPTIONAL VALUE - NO CHAIN Nestled in a tranquil cul-de-sac on Fairfax Close, this charming three-bedroom end of terrace home is situated in the highly sought-after Cottimore area of Walton-On-Thames. The property boasts an open plan fitted kitchen and dining room, perfect for family gatherings and entertaining guests. The living room features a fireplace and a bay window, creating a warm and inviting atmosphere.

This residence offers ample space, providing flexibility for various living arrangements. The three bedrooms are ideal for families or those seeking extra space for guests or a home office. The property is complemented by a well-maintained bathroom, ensuring convenience for all occupants.

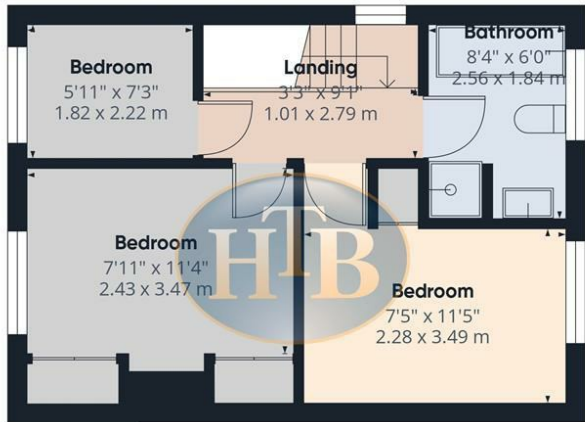
Outside, you will find a large rear garden, perfect for enjoying the outdoors, gardening, or simply relaxing in a peaceful setting. Additionally, a detached garage provides valuable storage space, catering to all your needs. The property also benefits from parking on the private drive, a rare find in this desirable location.

With no onward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to downsize, this property offers a wonderful opportunity to enjoy comfortable living in a friendly community. Don't miss the chance to view this delightful home in Walton-On-Thames.

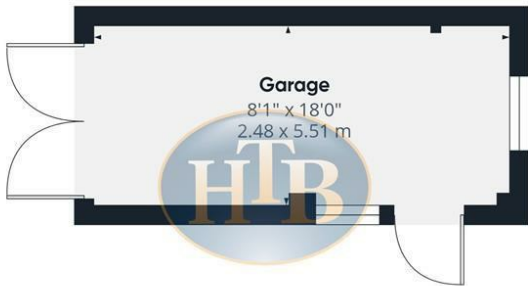
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
869 ft²
80.7 m²
Reduced headroom
12 ft²
1.1 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



- NO ONWARD CHAIN
- OFF STREET PARKING ON PRIVATE DRIVEWAY
- LARGE REAR GARDEN WITH PRIVATE PATIO AND GREENHOUSE
- CUL DE SAC LOCATION
- EXCEPTIONAL VALUE
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DETACHED GARAGE WITH AMPLE STORAGE SPACE
- CLOSE TO TOWN CENTRE

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

