

90, Shaw Drive, Walton-On-Thames, Surrey, KT12 2LS

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	

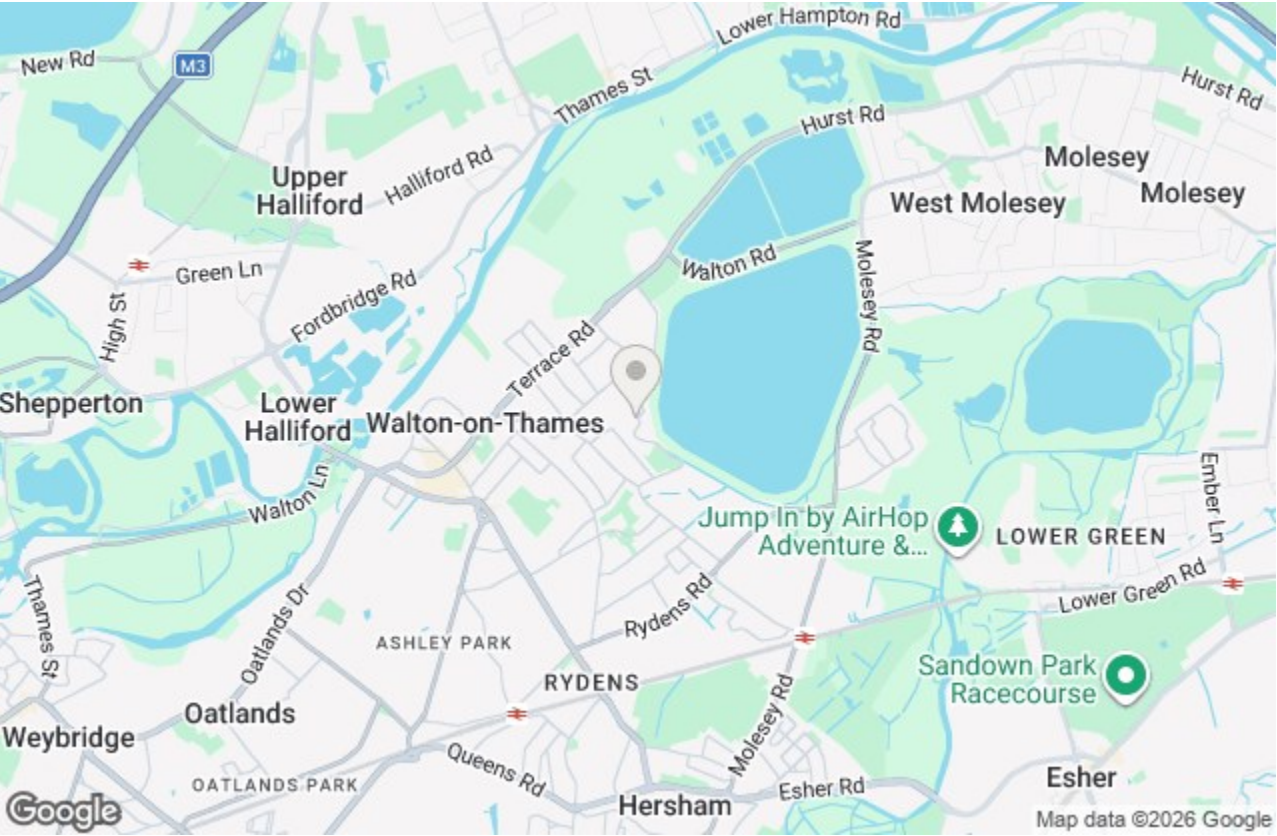


£360,000 Freehold

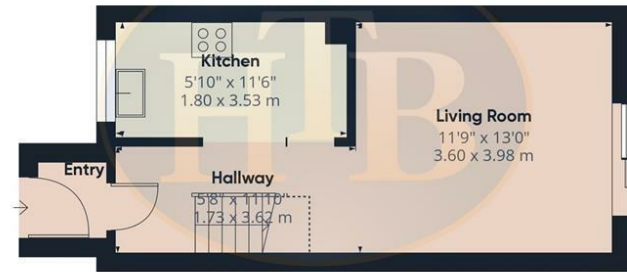
Nestled in the sought-after area of Shaw Drive, Walton-On-Thames, this charming two-bedroom modern terraced home presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two bedrooms are comfortably sized, providing ample space for rest and relaxation. The three piece bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this home is the sunny private rear garden, an ideal spot for enjoying the outdoors, whether it be for gardening, hosting barbecues, or simply unwinding in the fresh air.

Two Private parking spaces can be found to the rear of the home, with no onward chain, this home is ready for you to move in without delay. The combination of modern living in a desirable location makes this terraced house a fantastic choice for anyone looking to settle in Walton-On-Thames. Don't miss the chance to make this delightful property your new home.



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Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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



- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- COUNCIL TAX BAND D

- PRIVATE ALLOCATED PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- OPEN PLAN LIVING ROOM



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