

16, Devoke Way, Walton-On-Thames, KT12 3ES

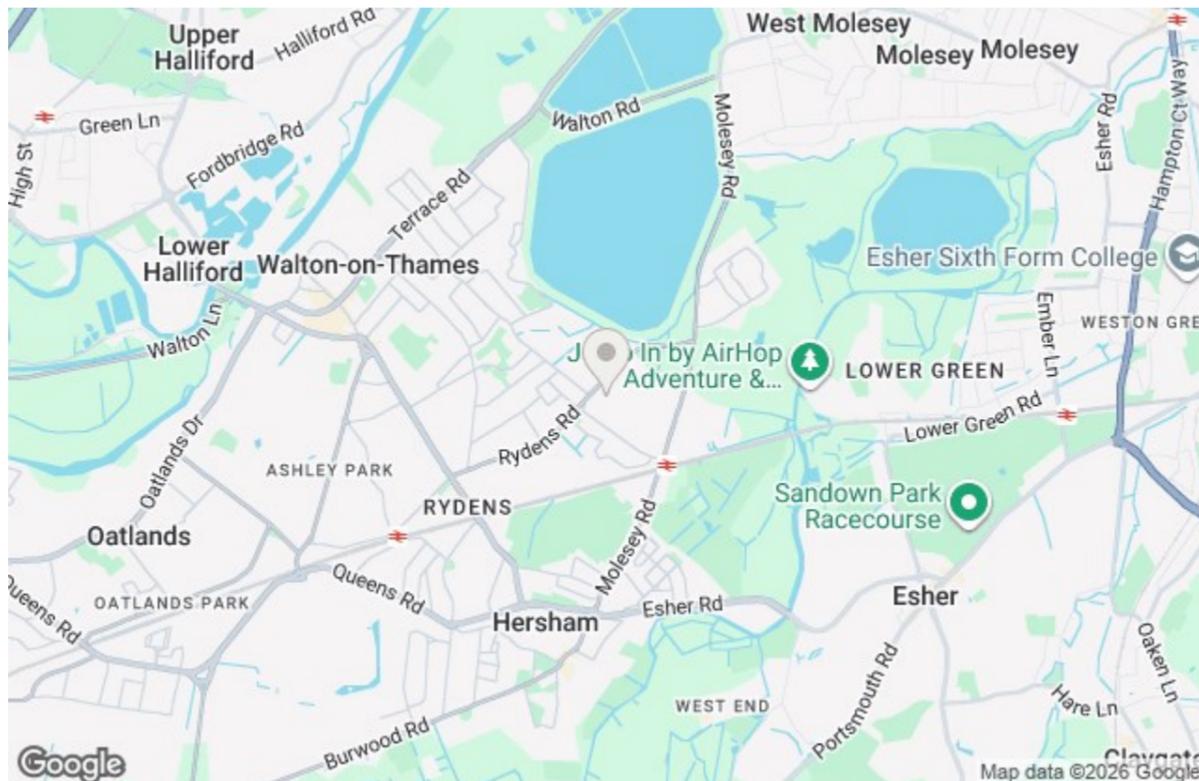
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

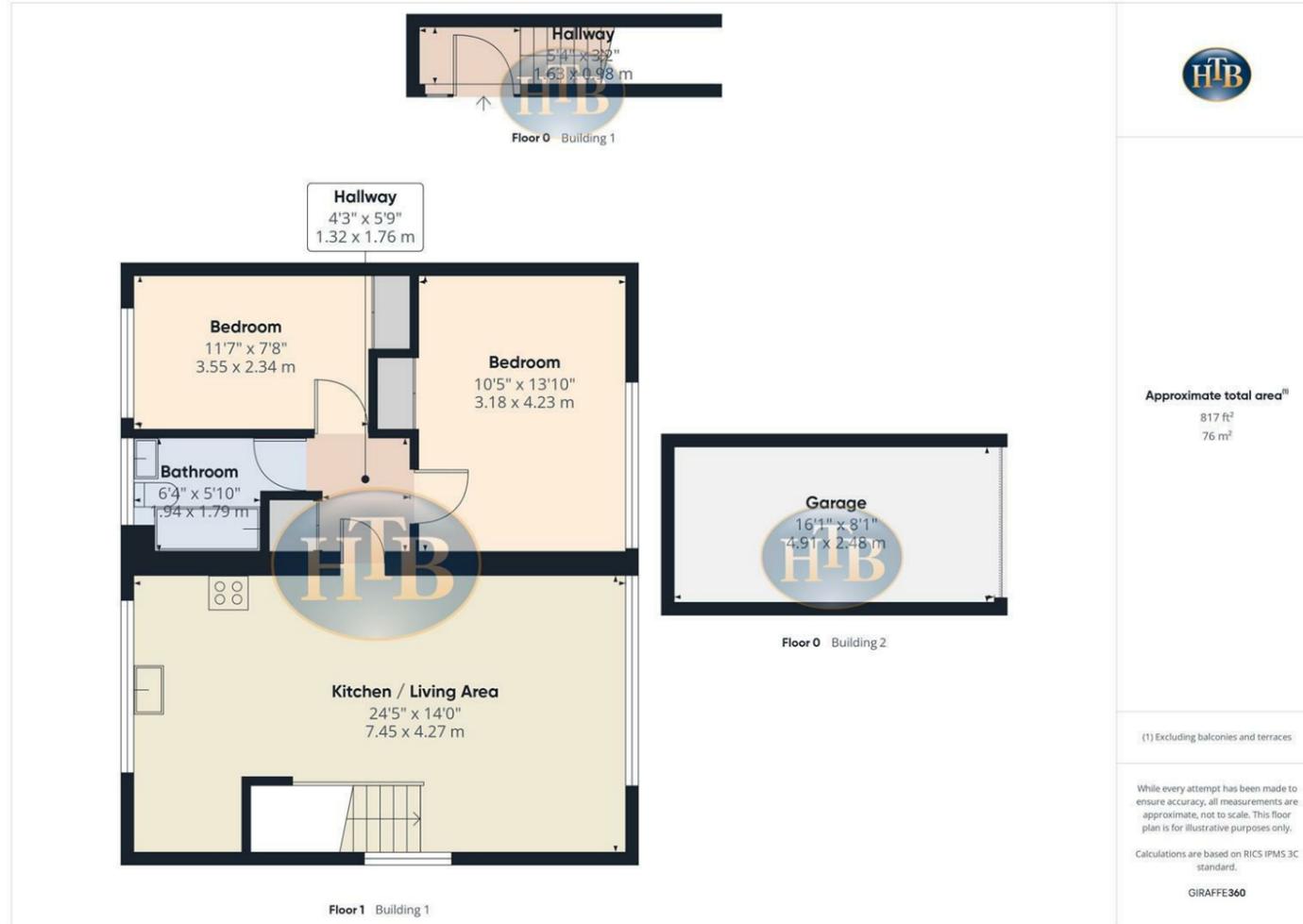


£340,000 Leasehold

NO ONWARD CHAIN **TWO DOUBLE BEDROOMS**GARAGE**PRIVATE GARDEN**SHORT WALK TO STATION** Conveniently located within a short walk of local shops and the mainline station is this nicely presented two bedroom maisonette offering spacious accommodation in a very popular cul-de-sac. The accommodation briefly comprises private entrance hall with stairs to the first floor, great size double aspect kitchen/living room with ample room for relaxing and dining. The kitchen area has a great range of fitted units, built-in oven and hob along with space for the usual appliances. The two bedrooms are both double sized and benefit from built-in storage. The family bathroom comprises a matching three piece suite with shower over the bath complemented by contemporary tiling and chrome heated towel rail. Externally the private garden is enclosed with panel fencing and has both decked and lawn areas. The garage is very close by and the residents have an agreement where you are able to park in front of your garage. EPC D. Call Harnes Turner Brown Walton office on 01932 222266.



Devoke Way, Walton-On-Thames, KT12 3ES



- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- MODERN THREE PIECE BATHROOM WITH SHOWER OVER THE BATH
- COUNCIL TAX BAND C
- PRIVATE GARDEN
- SHORT WALK TO MAINLINE STATION
- SPACIOUS OPEN PLAN LIVING/KITCHEN AREA
- GAS CENTRAL HEATING
- EPC D

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