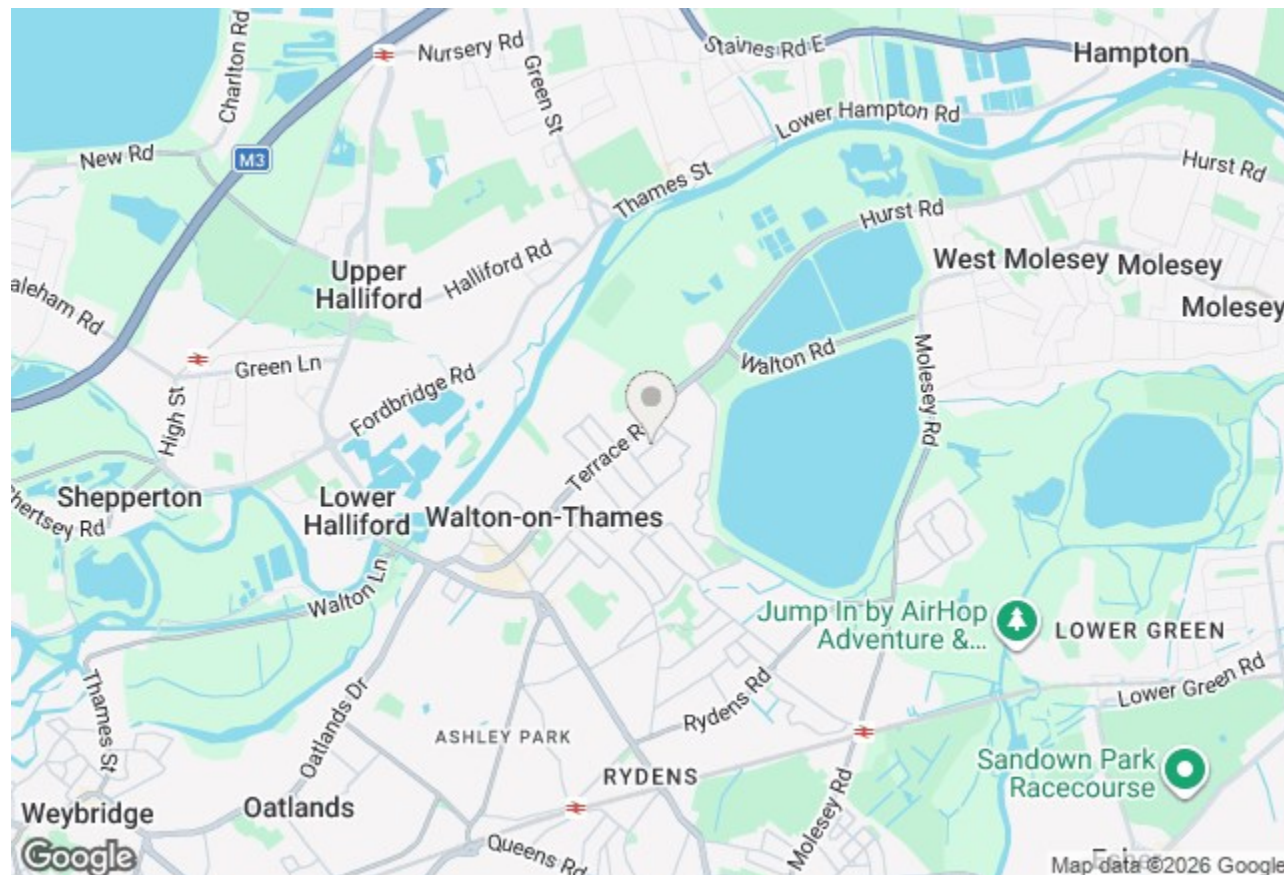


17, First Avenue, Walton-On-Thames, KT12 2HN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	83
(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	



Offers In Excess Of £500,000 Freehold

We are delighted to offer this delightful semi-detached extended home on First Avenue offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for families or professionals seeking a peaceful retreat while remaining close to essential amenities.

The modern family bathroom is tastefully designed, providing a refreshing space for relaxation. The home boasts two separate reception rooms, allowing for versatile living arrangements, whether you desire a cosy lounge or a formal dining area. Additionally, an office space is included, perfect for those who work from home or require a quiet area for study.

The heart of the home is undoubtedly the modern kitchen/breakfast room, which is well-equipped and designed for both cooking and casual dining. This space is perfect for entertaining guests or enjoying family meals.

Outside, the property features a private drive, ensuring off-street parking for your convenience. The location is particularly appealing, being in close proximity to popular schools and local shops, making daily life both easy and enjoyable.

This semi-detached home is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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01932 222266

sales@htbproperty.com
lettings@htbproperty.com



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Surrey KT8 0DP
0208 001 8385

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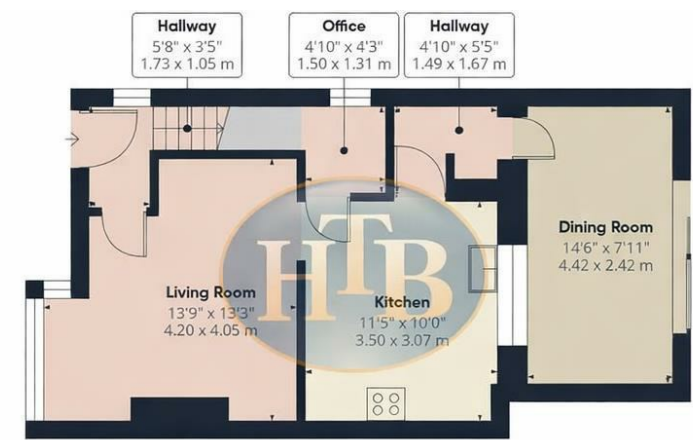
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Floor 0



Floor 1

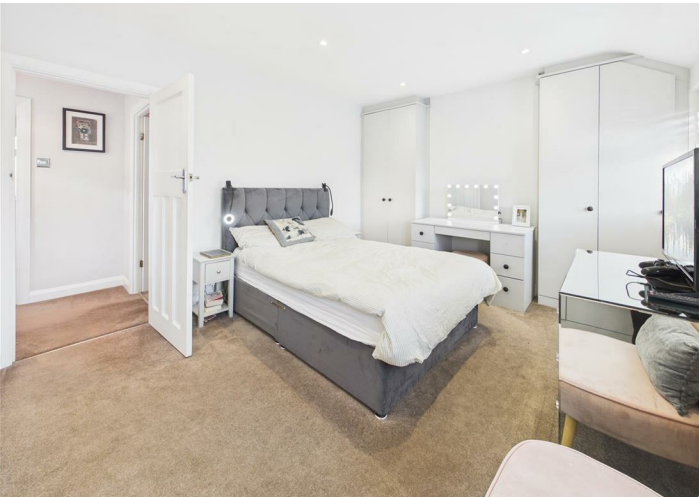


Approximate total area*
820 ft²
76.18 m²

(†) Excluding balconies and terraces

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

GIRAFFE360



- BEAUTIFULLY PRESENTED SEMI DETACHED HOME
- TWO SEPARATE RECEPTION ROOMS
- SEPARATE OFFICE/STUDY
- PRIVATE DRIVEWAY FOR OFF STREET PARKING
- CLOSE TO LOCAL SHOPS AND POPULAR SCHOOLS
- TWO GOOD SIZE BEDROOMS
- PRIVATE REAR GARDEN
- MODERN FAMILY BATHROOM
- INTERNAL VIEWINGS HIGHLY RECOMMENDED
- EPC C