

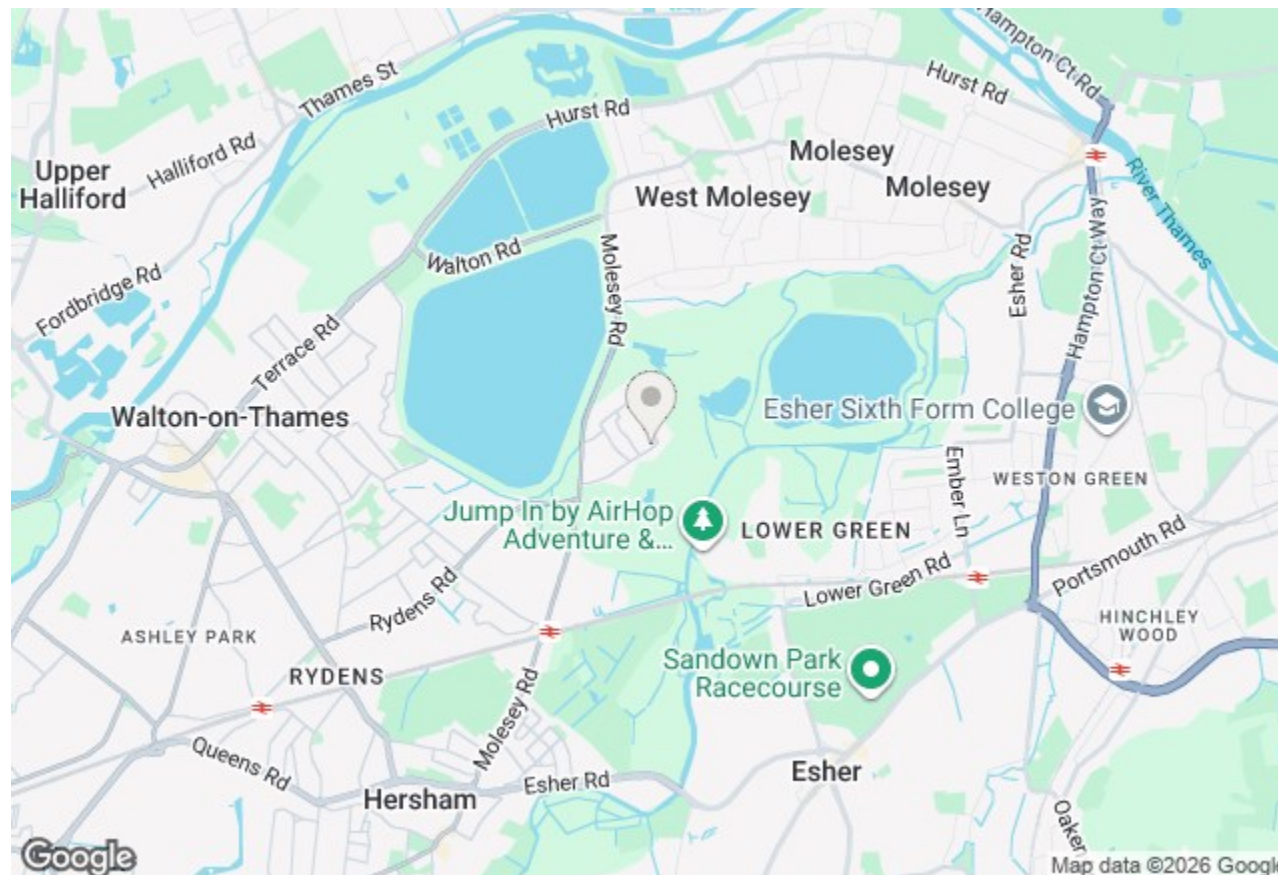
## 111, Field Common Lane, Walton-On-Thames, KT12 3QN

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**£499,800 Freehold**



Nestled in the sought-after area of Walton-On-Thames, this charming mid-terrace house offers a delightful family home with three bedrooms. The property has been thoughtfully extended, providing ample space for modern living.

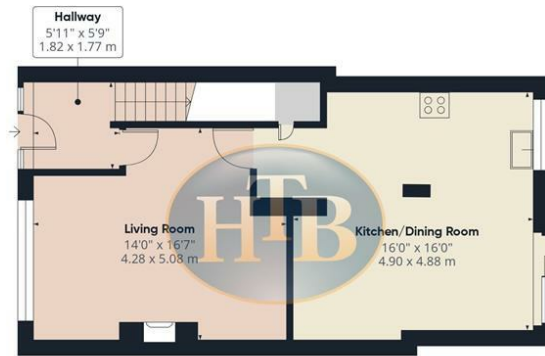
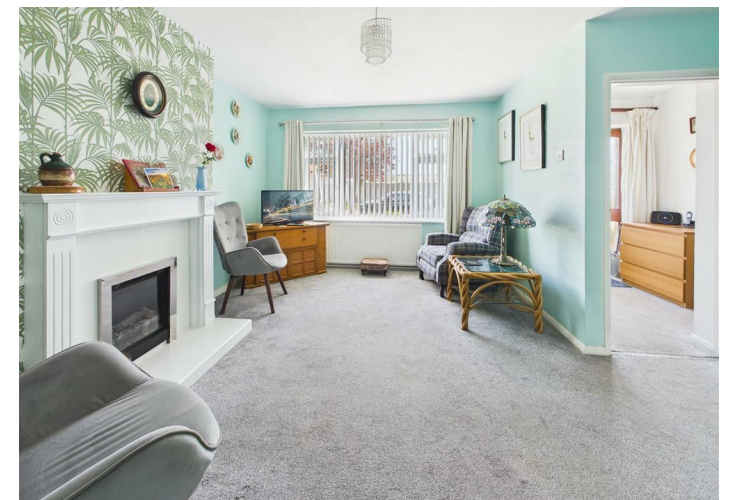
One of the standout features of this home is its contemporary open-plan kitchen and dining room, perfect for family gatherings and entertaining guests. The layout is designed to create a warm and inviting atmosphere, making it the heart of the home.

Convenience is key, as this property is located just a short stroll from Tesco Express and Hersham mainline station, ensuring easy access to local amenities and transport links. The area is known for its friendly community and excellent schools, making it an ideal choice for families.

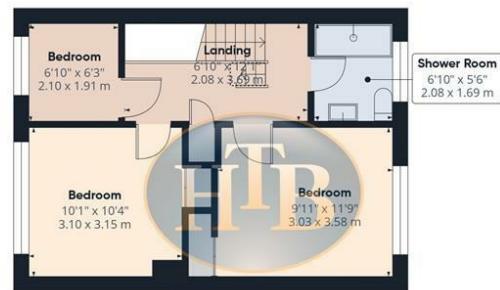
Additionally, the property boasts a garage and a garden room to the rear, offering versatile space that can be used for various purposes, whether it be a home office, playroom, or simply a relaxing retreat.

With no onward chain, this home is ready for you to move in and make it your own. This is a wonderful opportunity to acquire a lovely family home in a popular location, so do not miss out on the chance to view this delightful property.

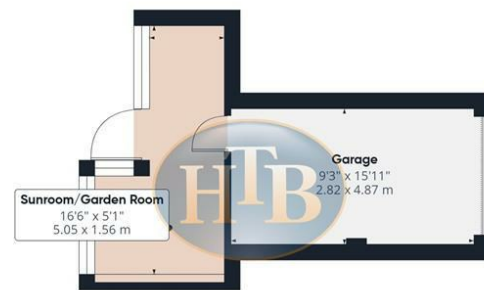
# Field Common Lane, Walton-On-Thames, KT12 3QN



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>  
 1187 ft<sup>2</sup>  
 110.3 m<sup>2</sup>  
 Reduced headroom  
 3 ft<sup>2</sup>  
 0.3 m<sup>2</sup>

(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

- THREE BEDROOMS
- GARAGE AND GARDEN ROOM TO REAR
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- SHORT WALK FROM TESCO EXPRESS AND HERSHAM STATION
- PRETTY REAR GARDEN
- NO ONWARD CHAIN
- MODERN SHOWER ROOM
- EXTENDED FAMILY HOME
- GENEROUS SIZE PAVED FRONT GARDEN