

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		
	77	78
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 	

5 William Lilly House, Trenchard Close, Walton-On-Thames, KT12 5QT

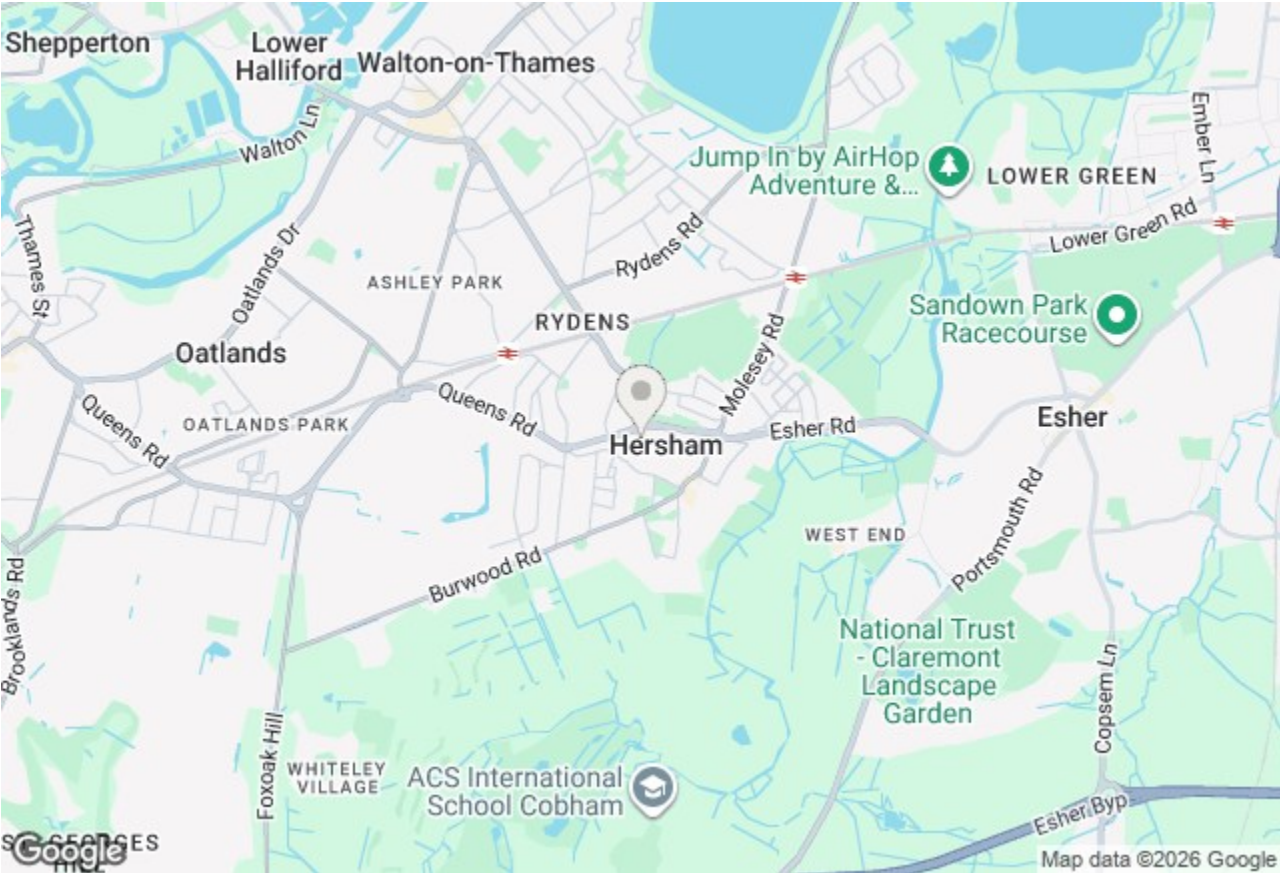


£250,000 Leasehold

Quietly tucked away in the popular Trenchard Close, Hersham, this delightful one-bedroom first floor maisonette offers a perfect blend of comfort and convenience. Situated just a short stroll from the vibrant Hersham village, residents will enjoy easy access to a variety of shops, the picturesque village green, and Walton-on-Thames mainline station, making it an ideal location for commuters and those who appreciate local amenities.

The property features a well-appointed reception room that provides a welcoming space for relaxation and entertaining. The modern fitted kitchen is designed with functionality in mind, offering a stylish environment for culinary pursuits. The contemporary bathroom complements the apartment beautifully, ensuring a comfortable living experience.

In addition to the interior comforts, the maisonette benefits from communal gardens, providing a lovely outdoor space for residents to enjoy. This property is perfect for individuals or couples seeking a modern living space in a desirable location. With its excellent transport links and proximity to local conveniences, this maisonette is a wonderful opportunity for those looking to settle in the heart of Hersham.



INDEPENDENT ESTATE AGENTS

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Trenchard Close, Walton-On-Thames, KT12 5QT



- FIRST FLOOR MAISONETTE
- MODERN FITTED KITCHEN
- COMMUNAL GARDEN NEARBY FOR RESIDENTS
- SHORT WALK TO WALTON MAINLINE STATION
- QUIET CUL DE SAC
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- CLOSE TO HERSHAM VILLAGE SHOPS AND GREEN
- BRIGHT AND AIRY LIVING ROOM
- MUST BE SEEN