

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	88
(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	63	88
(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 

38, Thorneycroft Close, Walton on Thames, Surrey, KT12 2YD



Offers In Excess Of £375,000 Freehold

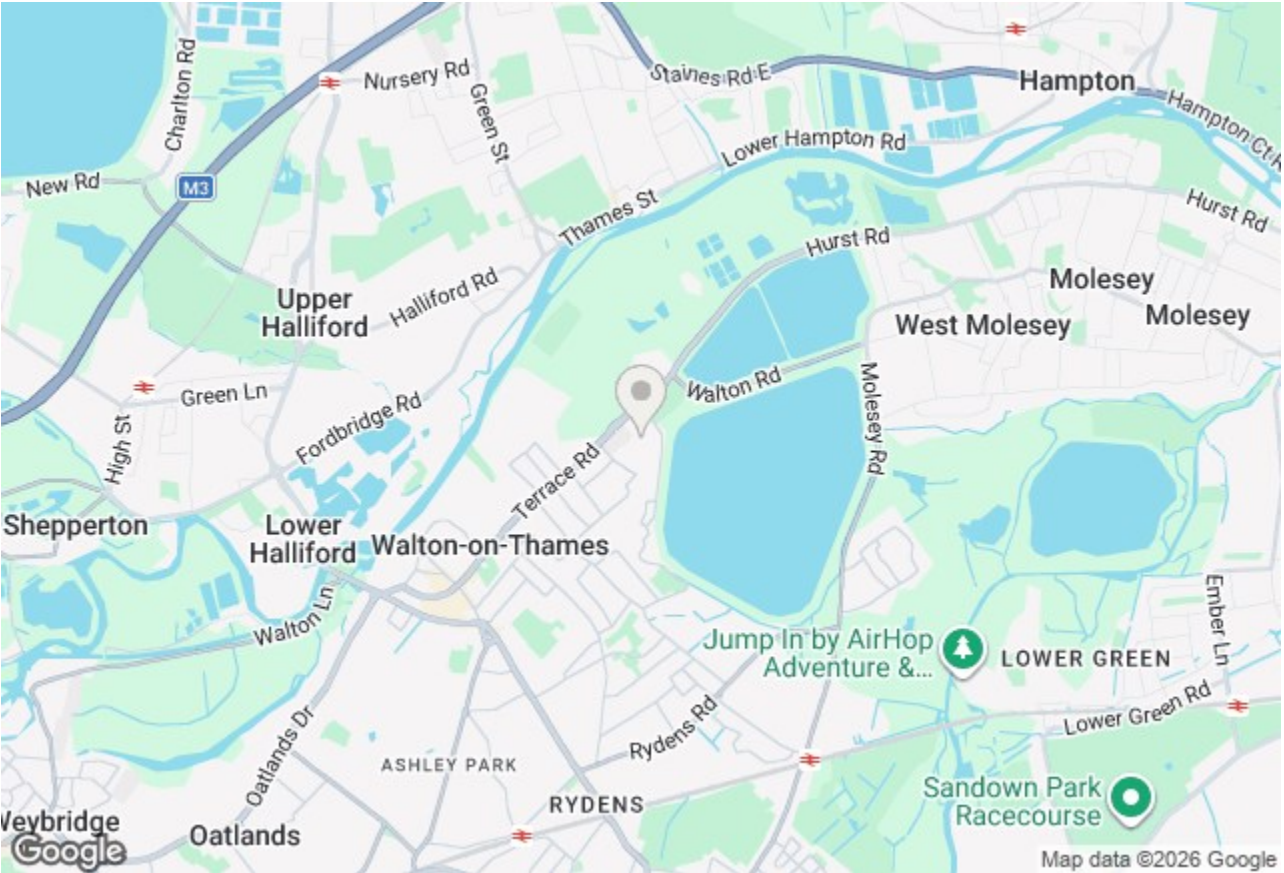
NO CHAIN. A beautifully presented two bedroom terraced home enjoying one of the most desirable positions within this quiet cul de sac on this highly regarded development. Offering well balanced accommodation throughout, the property benefits from two bedrooms, living room, kitchen/breakfast room, conservatory/garden room, modern bathroom and off street parking directly to the front.

Offered for sale with no onward chain, this lovely home is ideally suited for first time buyers, downsizers or investors alike. The accommodation briefly comprises an entrance hall leading through to a bright and welcoming living room with bay window overlooking the front aspect. To the rear there is a fitted kitchen/breakfast room providing an excellent range of storage units and work surfaces, opening through to the conservatory/garden room which enjoys views over and access onto the rear garden.

To the first floor there are two well proportioned bedrooms, with the principal bedroom benefitting from an extensive range of fitted wardrobes. The modern family bathroom is fully tiled and fitted with a white three piece suite including bath with shower over.

Externally, the rear garden has been designed with ease of maintenance in mind and enjoys a pleasant and private aspect with patio seating area. To the front there is off street parking together with additional visitor parking close by.

Situated within a highly sought after residential development, this is a fantastic opportunity to acquire a superb home in an enviable setting. Early viewing is highly recommended through the vendor's sole agent, Harmes Turner Brown.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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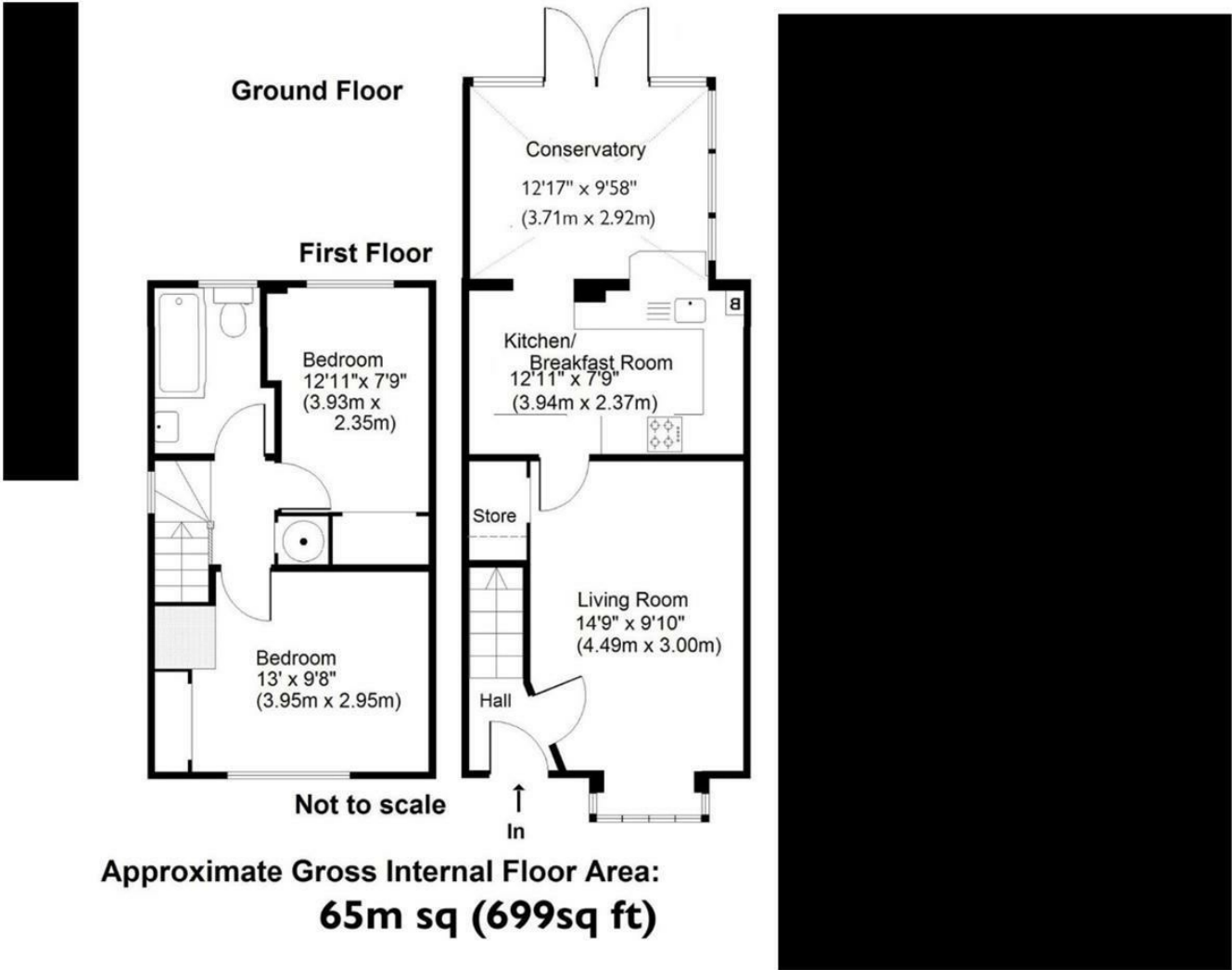
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- NO CHAIN
- PRIVATE DRIVEWAY
- VISITORS PARKING
- MODERN BATHROOM
- TWO BEDROOMS
- QUIET CUL-DE-SAC
- DESIRABLE LOCATION

