



Netley Drive, Walton-On-Thames, Surrey, KT12 3QX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

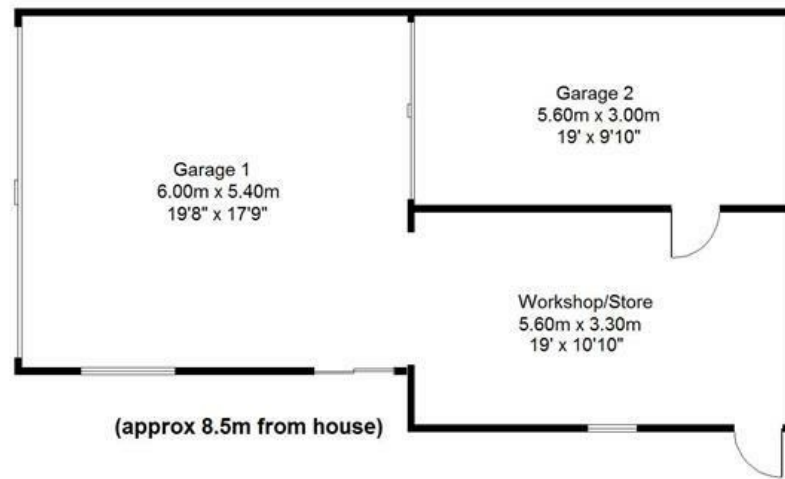


£625,000 Freehold

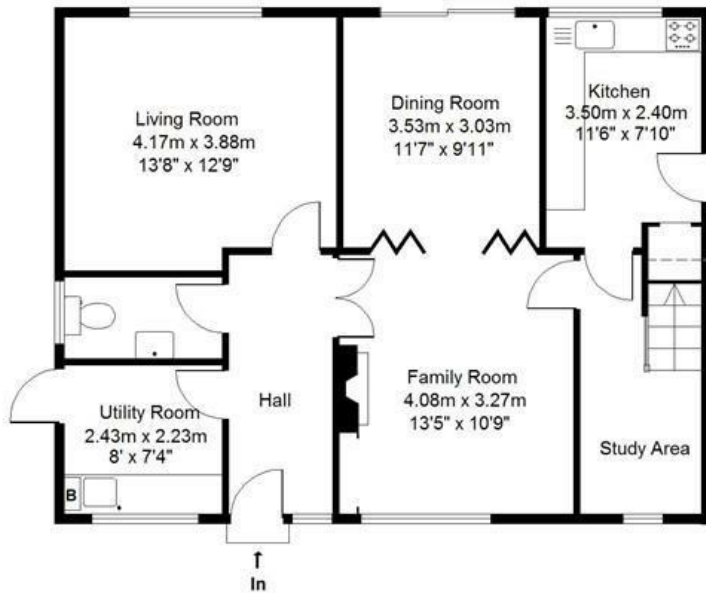
Harmes Turner Brown are delighted to offer this spacious five bedroom family home which enjoys a corner plot within a popular residential road. The accommodation has been skilfully extended to provide the perfect space for large families and entertaining. Another fabulous feature of this detached home is the large double garage and extended work shop to the rear of the garden. Vehicle access is to the side of the house and this usable space would suit any car enthusiast with the ideal space for several vehicles but could be converted to a work from home office, gym or of course storage. The property briefly includes entrance hallway with access to utility room, separate cloakroom, bright and airy family room overlooking the rear garden and through lounge/dining room with feature fireplace. The inner hallway gives access to the fitted kitchen with access to the garden. On the first floor you will find five generous bedrooms, most with built in wardrobes. The family bathroom offers a modern four piece suite. The private rear garden is mainly laid to lawn with mature borders, paved patio, and central path to the garages. The front provides an enclosed garden with pretty shrubs and flower borders. Hershams mainline station is close by providing links to London Waterloo. Offered for sale with no onward chain viewings can be arranged for applicants in a position to proceed. Call HTB Walton office on 01932 222266.

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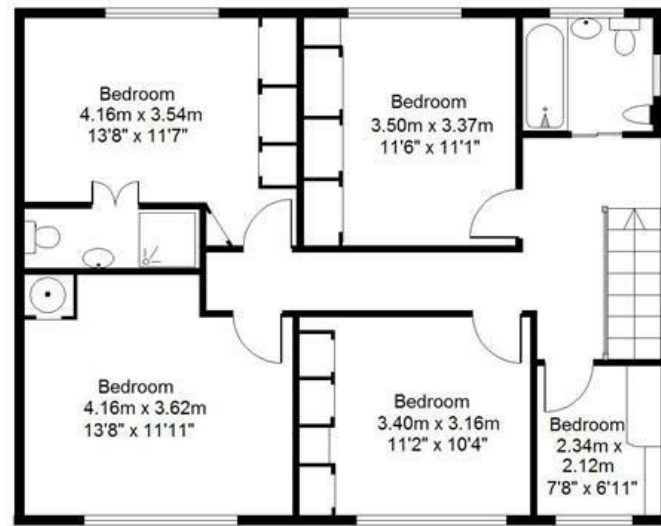
Garages/Workshop



Ground Floor



First Floor



Not to scale

Approximate Gross Internal Floor Area:
House: 130m sq (1,635sq ft)
Garages/Workshop: 70m sq (750sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RCS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- FIVE BEDROOMS
- NO ONWARD CHAIN
- UTILITY ROOM
- CLOSE TO MAINLINE STATION
- MUST BE SEEN
- DETACHED FAMILY HOME
- TRIPLE GARAGE/WORKSHOP
- DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN
- CORNER PLOT

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

