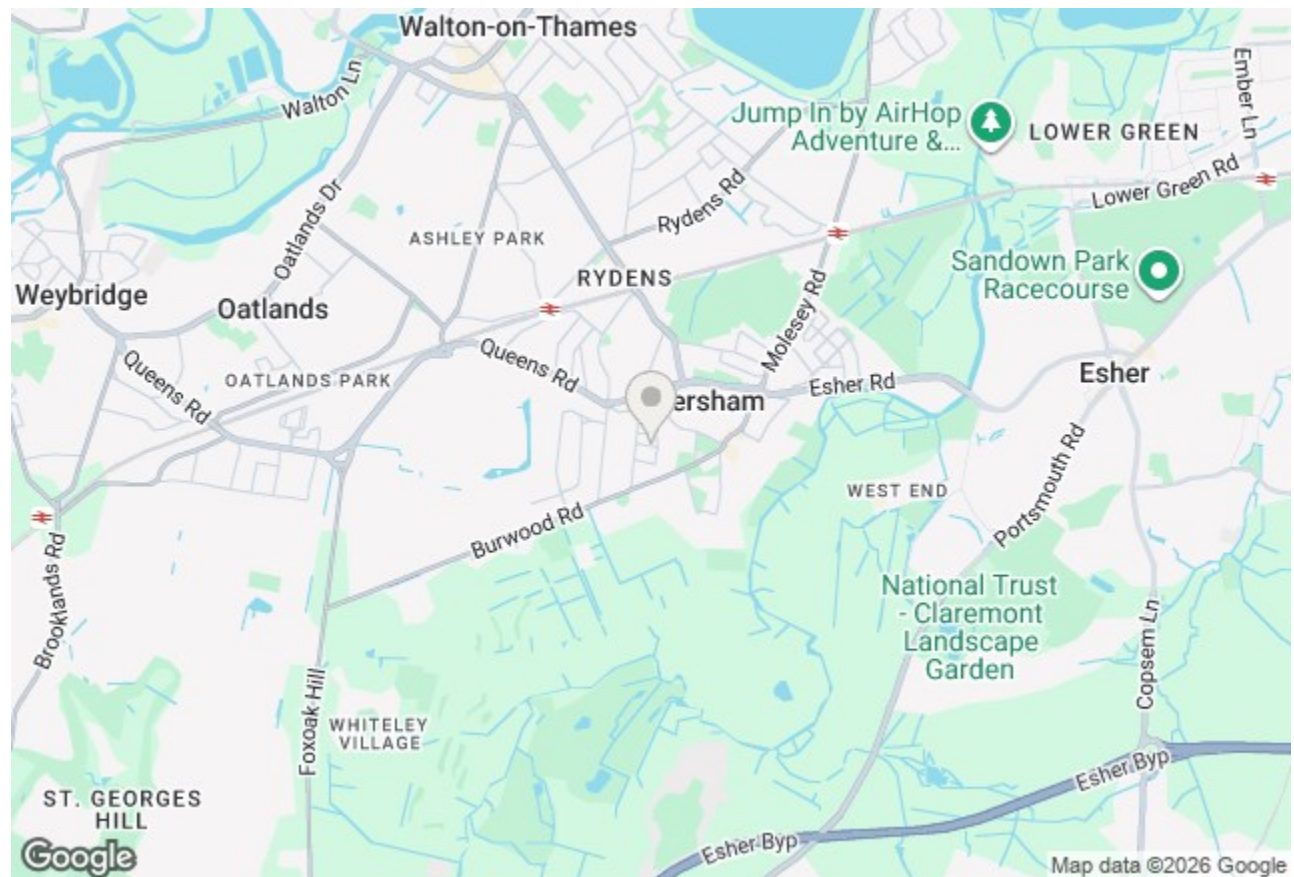


17, Green Lane Avenue, Walton-On-Thames, KT12 5HL

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		
		73
	51	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC		



Offers In Excess Of £500,000 Freehold

Nestled in the sought-after Green Lane Avenue, this beautifully presented detached period house offers a delightful blend of character and modern living. Just a short stroll from Walton on Thames mainline station and the highly regarded Hersham schools, this property is perfectly situated for both convenience and community.

The modern kitchen/dining room is a standout feature, providing a stylish space for family meals and gatherings. The living room, with its period details including the feature fireplace, offers a cosy retreat to unwind after a long day.

The property boasts two well-proportioned bedrooms, each designed to provide comfort and tranquillity. The modern family bathroom is tastefully appointed, ensuring a pleasant experience for all.

Step outside to discover a beautifully landscaped private rear garden, complete with pretty borders and a side entrance, perfect for enjoying the outdoors or hosting summer barbecues.

This charming home is a must-see for anyone seeking a blend of period features and contemporary living in a desirable location. Don't miss the opportunity to make this delightful house your new home.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
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Surrey KT12 1DH
01932 222266

Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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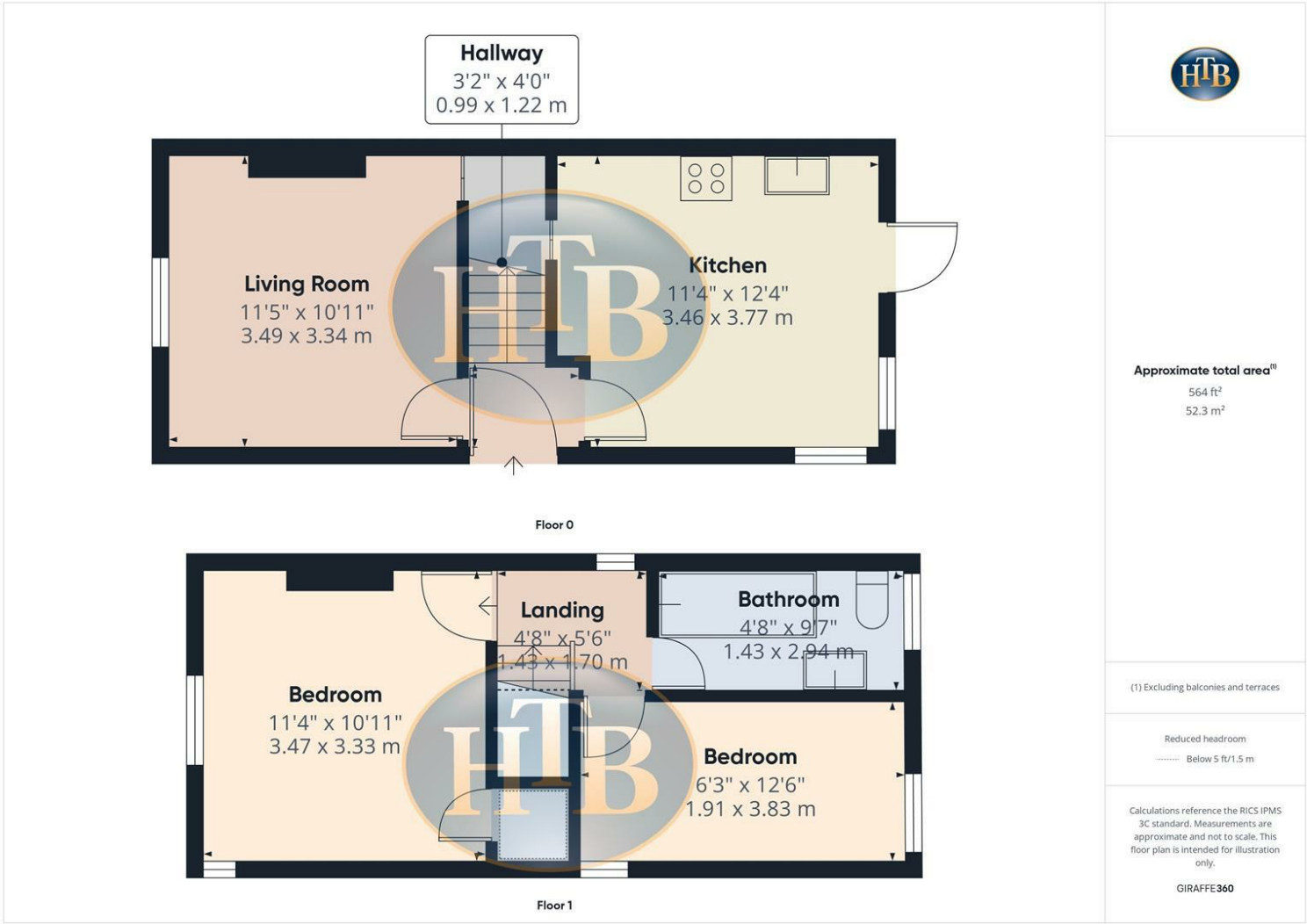
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Surrey KT8 0DP
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Green Lane Avenue, Walton-On-Thames, KT12 5HL



- DETACHED PERIOD HOME
- MODERN KITCHEN/DINING ROOM WITH VIEWS OVER GARDEN
- WALTON MAINLINE STATION CLOSE BY
- CHARCTER AND CHARM THROUGHOUT
- MODERN FIRST FLOOR BATHROOM
- TWO GOOD SIZE BEDROOMS
- SHORT WALK TO HERSHAM VILLAGE SHOPS AND POPULAR SCHOOLS
- PRETTY REAR GARDEN WITH SIDE PEDESTRIAN ACCESS
- BEAUTIFULLY PRESENTED
- VIEWINGS HIGHLY RECOMMENDED