



36 Byron Close, Walton-On-Thames, KT12 3RN
Guide price £430,000



A three double bedroom family home located in a quiet residential road, with potential to extend to the rear (stpp).

A very nicely presented and practical layout includes an enclosed porch, good size entrance hallway, separate toilet, well proportioned fitted kitchen, large lounge/dining room and a newly fitted luxury bathroom.

The enclosed rear garden is a manageable size, with paved patio area, large lawn section, pergola and planted borders.

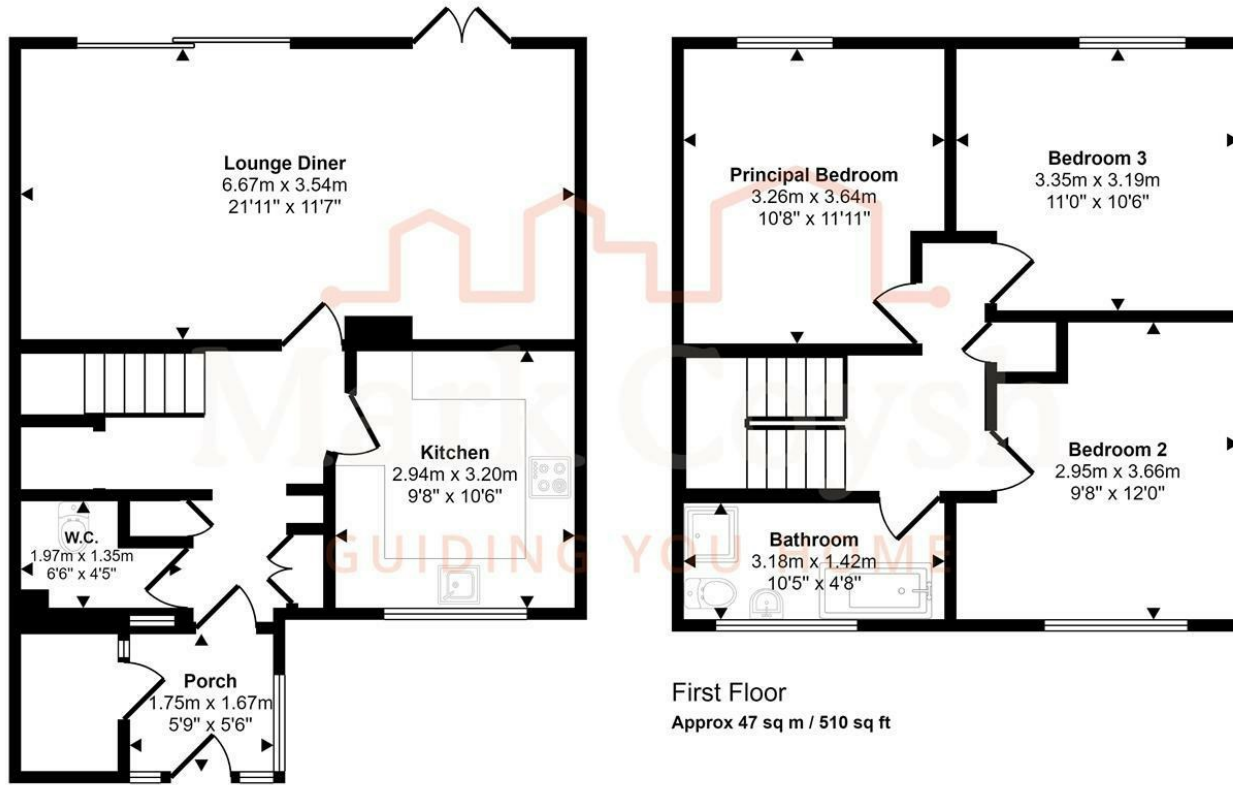
To the front there is handy off street parking and additional residents on street parking.

Hersham Train station is close by, as well as access to the shops and amenities of Walton on Thames, Hersham, Molesey and Esher. The banks of the River Mole and Thames are within easy reach, as well as a good selection parks and commons, including Hurst Park and the beautiful Bushy Park. There is also a good selection of nurseries and schools for all age groups.





Approx Gross Internal Area
100 sq m / 1073 sq ft



First Floor
Approx 47 sq m / 510 sq ft

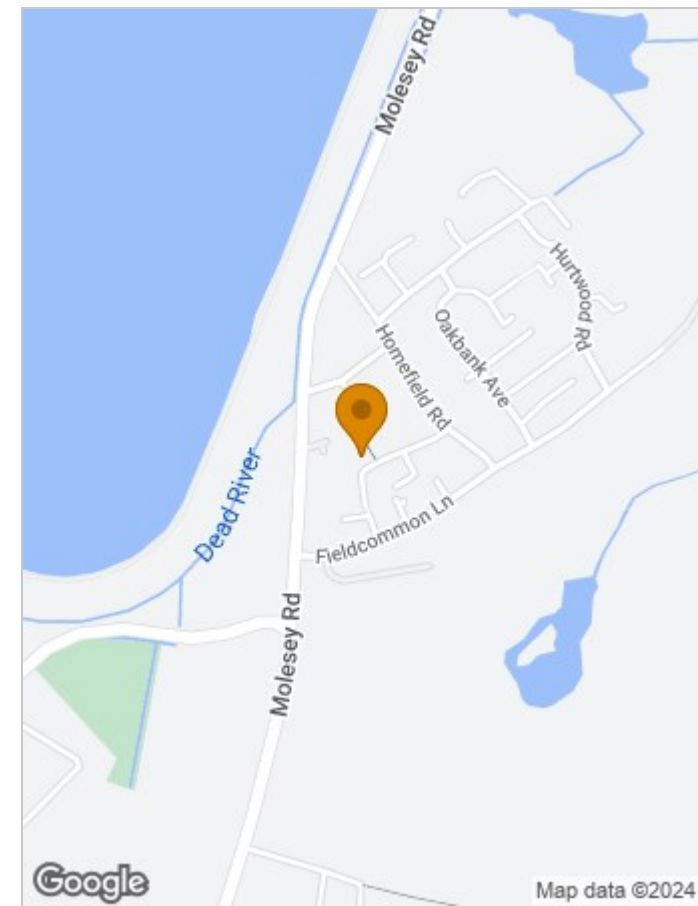
Ground Floor
Approx 52 sq m / 563 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>89</p> <p>71</p> <p>EU Directive 2002/91/EC</p>

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