

## 49, Queens Road, Hersham, Surrey, KT12 5NE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



### Offers In Excess Of £400,000 Freehold

Having been thoughtfully improved in recent years, this charming two-bedroom period cottage seamlessly combines modern practicality with a warm, welcoming feel. Situated in a well-regarded area of Hersham, the property is ideally suited to commuters and those seeking a convenient village location.

The accommodation is arranged over two floors and begins with an entrance porch leading into a front reception room. A central family room provides flexible living space, while a side conservatory offers an ideal area for home working or a quiet retreat. To the rear, the property features an upgraded kitchen and a modernised bathroom, both finished to a high standard.

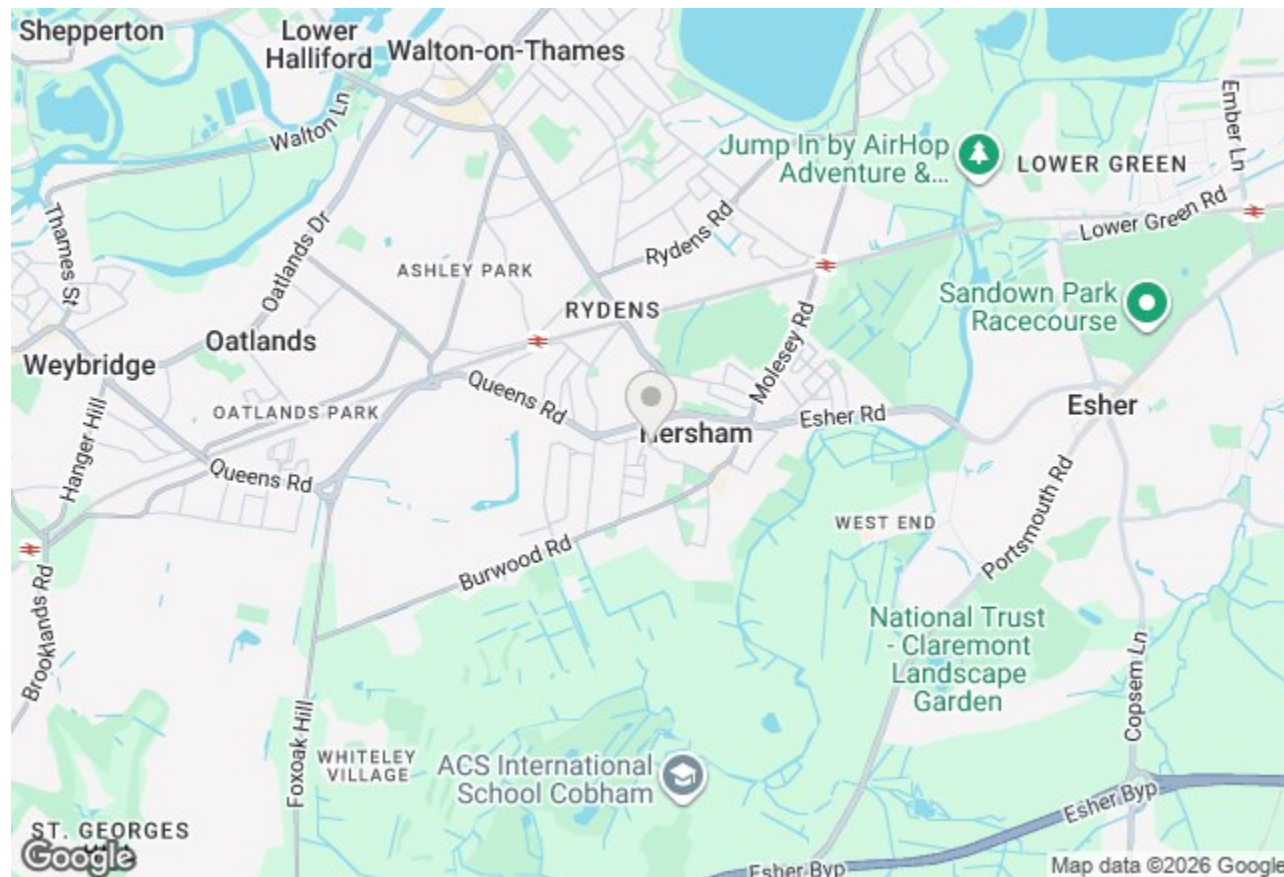
Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from the addition of a convenient WC. The property is presented in good order throughout, retaining much of its period charm while offering the advantages of modern improvements.

Externally, the rear garden is of a generous size, combining patio and lawn areas, and is enclosed by an attractive walled boundary. The garden also offers side access and a useful shed, adding practicality for everyday family life.

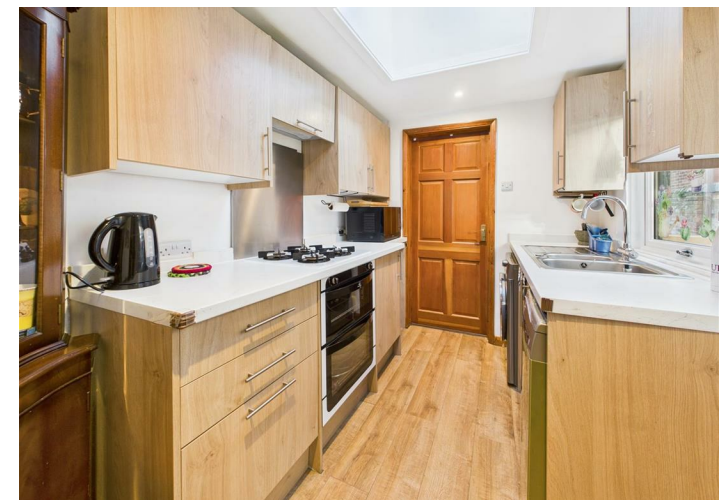
Recent improvements include a replacement combi boiler, full re-wiring, new windows, updated flooring, redecoration, and refurbished kitchen and bathroom areas, ensuring the property is ready to move into.

Ideally located approximately 0.7 miles from Walton-on-Thames mainline station, with direct services to London Waterloo, the cottage is also within easy reach of Hersham village centre, local amenities, and well-regarded schools.

EPC Rating: D.



# Queens Road, Hersham, Surrey, KT12 5NE



Approximate total area<sup>®</sup>  
639 ft<sup>2</sup>  
59.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- POPULAR TWO BEDROOM COTTAGE
- POPULAR LOCAL SCHOOLS
- LARGE REAR SUNNY GARDEN
- RECENTLY UPDATED BOILER, WINDOWS AND ELECTRICS
- WALKABLE TO HERSHAM VILLAGE
- SHORT WALK TO WALTON TRAIN LINE
- EPC D
- COUNCIL TAX BAND D