


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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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 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	



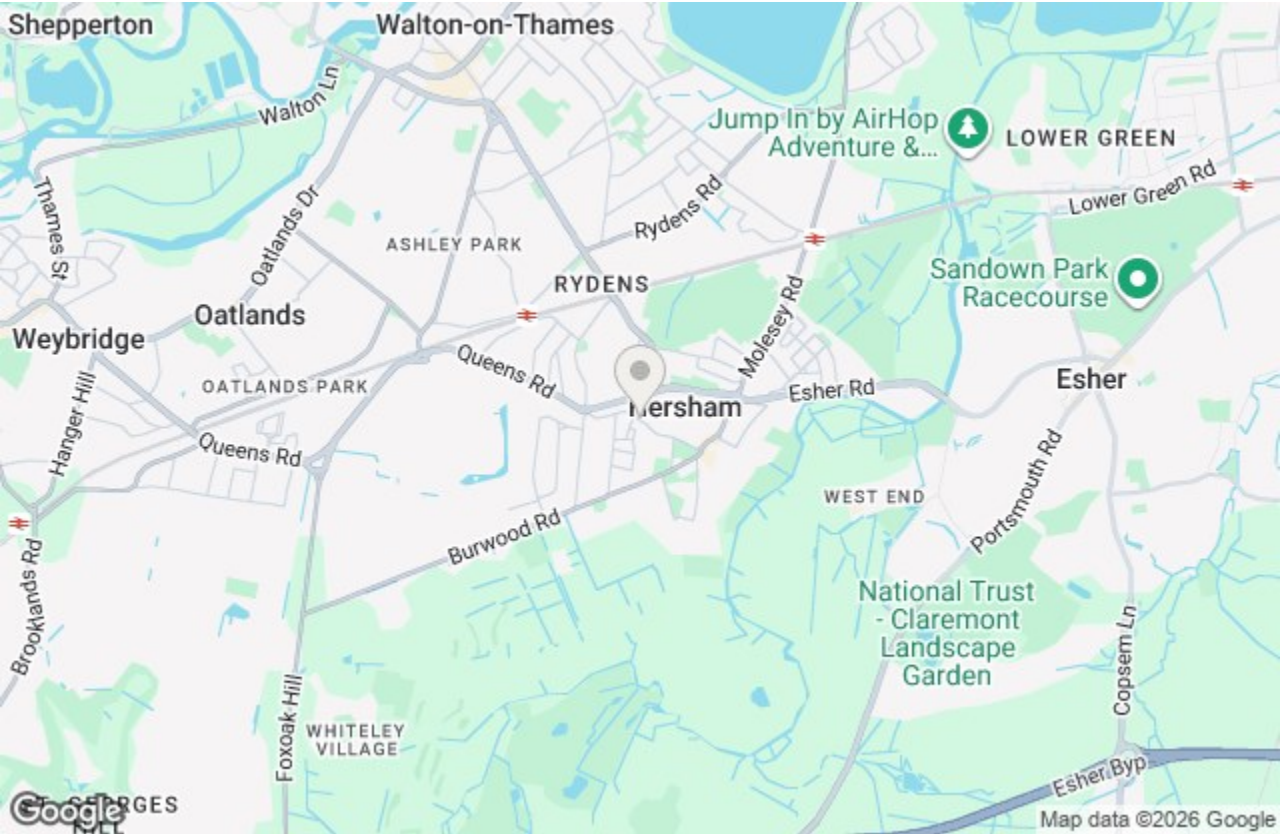
£439,950 Freehold

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.



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- 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

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