



Cranbourne Close, Walton-On-Thames, Surrey, KT12 4JE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	

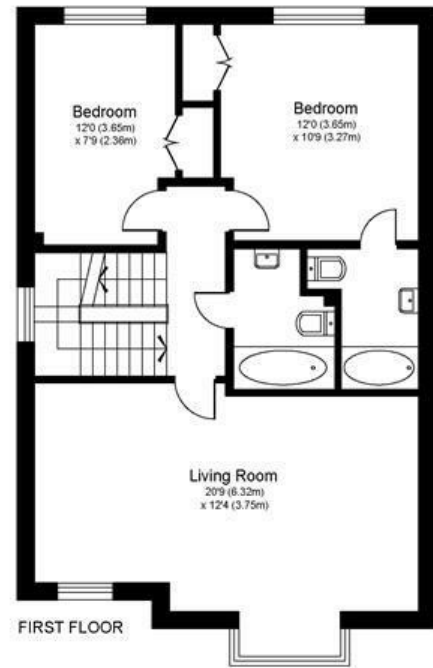
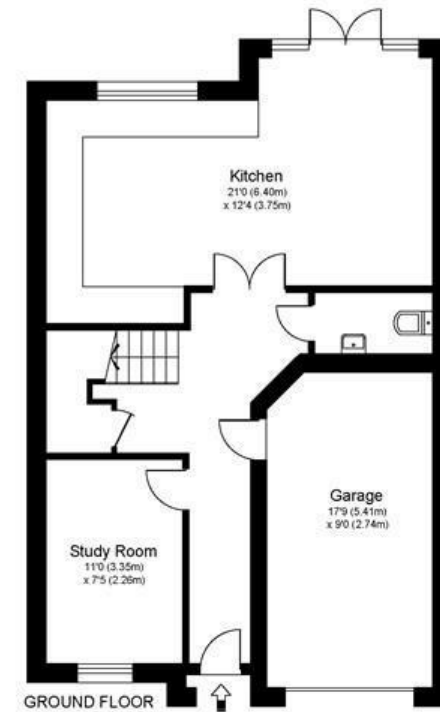
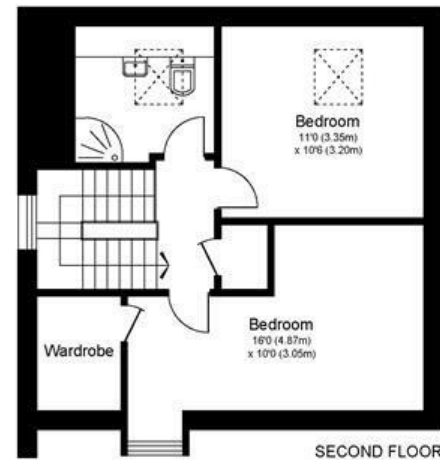


£825,000 Freehold

We are delighted to offer this beautifully presented four bedroom semi detached home conveniently located within a private cul de sac just off the picturesque Back Green in the heart of Hersham village. The Hersham schools are a short walk away as is Walton on Thames mainline station. The accommodation has been well cared for and updated to a high standard by the present owners who have owned the property from new. The property briefly includes welcoming entrance hallway, downstairs cloakroom, study/play room and modern kitchen/dining room fitted with a good range of modern units and drawers and the usual built in appliances complimented with granite work surfaces. Turning stairs lead to the first floor where you will find the bright and airy living room with bespoke feature wall and feature fireplace. The master bedroom includes a modern ensuite shower room and the modern family bathroom and fourth bedroom are opposite currently used as a dressing room with a fantastic range of fitted wardrobes. Stairs continue to the second floor with two further generous bedrooms and a separate shower room fitted with a modern white three piece suite. Externally the rear garden is mainly laid to lawn with a high hedge offering an element of seclusion and mature shrubs and flowers, whilst the front provides off street parking on the private drive which leads to the integral garage with remote electric door. Internal viewings are highly recommended and can be arranged by contacting our Walton office.

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CRANBOURNE CLOSE HERSHAM KT12



Approximate Gross Internal Floor Area: 144 m sq / 1545 sq ft
 Garage Area: 14 m sq / 152 sq ft
 Total Area : 158 m sq / 1697 sq 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 misstatements. These plans are not to scale and are for representation purposes only as defined by RICS 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 only and should not be relied on as a basis of valuation.

- FOUR BEDROOMS
- PRIVATE CUL DE SAC OVERLOOKING BACK GREEN
- CLOSE TO HERSHAM VILLAGE
- HERSHAM SCHOOLS CATCHMENT
- GARAGE AND PARKING
- BEAUTIFULLY PRESENTED
- ENSUITE TO MASTER
- STUDY/OFFICE
- MODERN KITCHEN/DINING ROOM
- DOWNSTAIRS WC

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

