

Harmes Turner Brown

Queens Road, Hersham, Surrey, KT12 5NE



£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.

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

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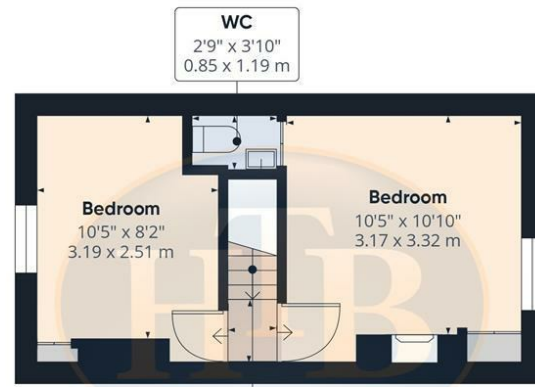
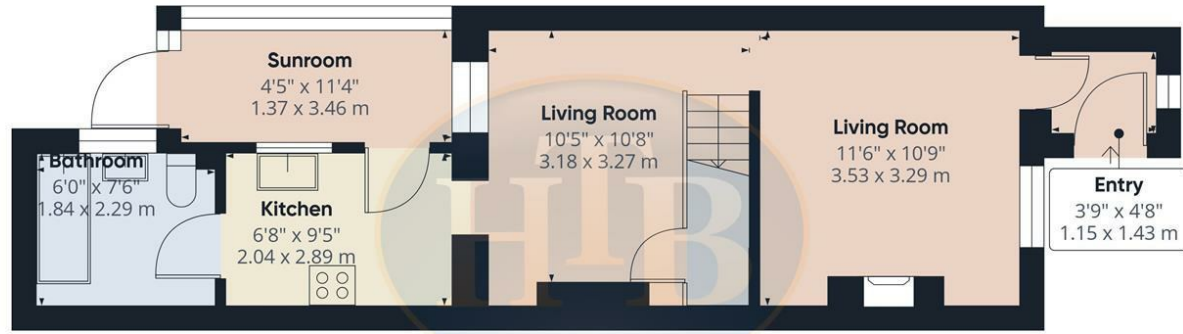
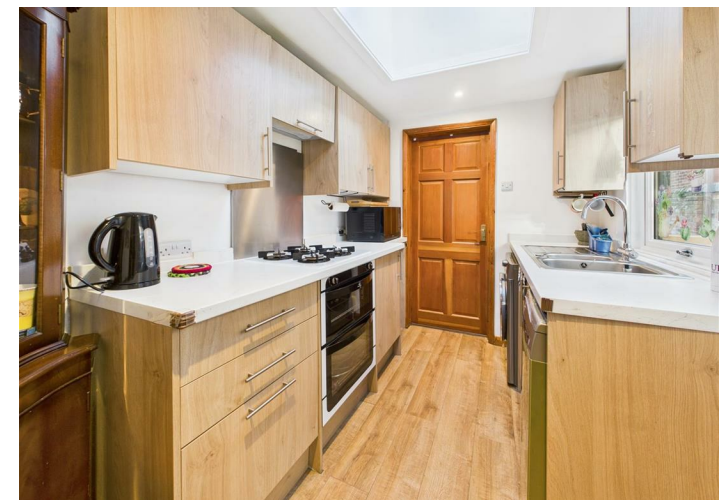
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Approximate total area[®]
639 ft²
59.4 m²

(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.

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