


40, Havers Avenue, Walton-On-Thames, KT12 4ND

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



£850,000 Freehold

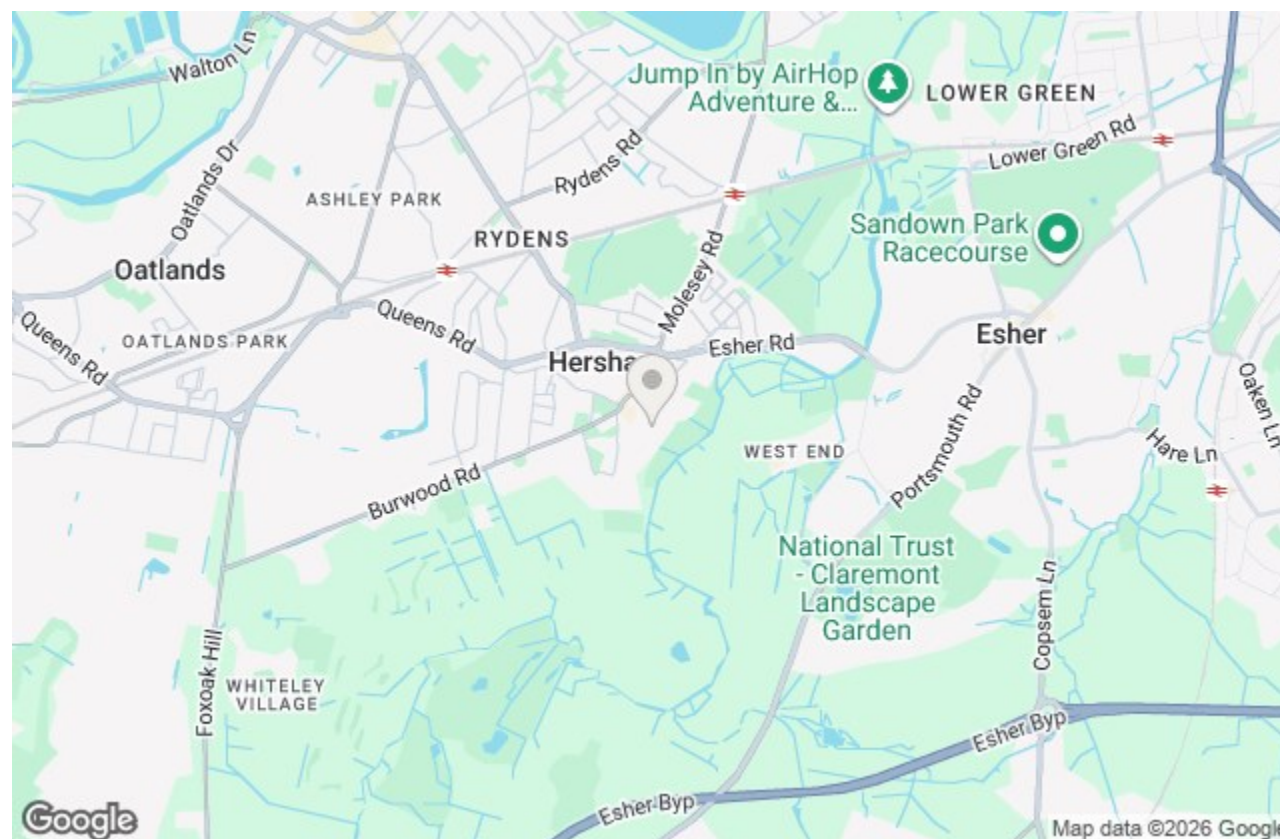
OPEN DAY SATURDAY 10TH JANUARY—Quietly positioned in a the popular cul de sac, Havers Avenue in the charming area of Hersham, this beautifully presented four-bedroom semi-detached home offers a perfect blend of modern living and convenience. The property has been thoughtfully extended, providing ample space for families seeking comfort and style.

One of the many features is the large open-plan kitchen and family room, which serves as the heart of the home. This inviting space features a stunning cooking island and bi-fold doors that seamlessly connect the indoors with the outdoor area, perfect for entertaining or enjoying a sunny day. The layout is designed to foster togetherness, making it ideal for family gatherings.

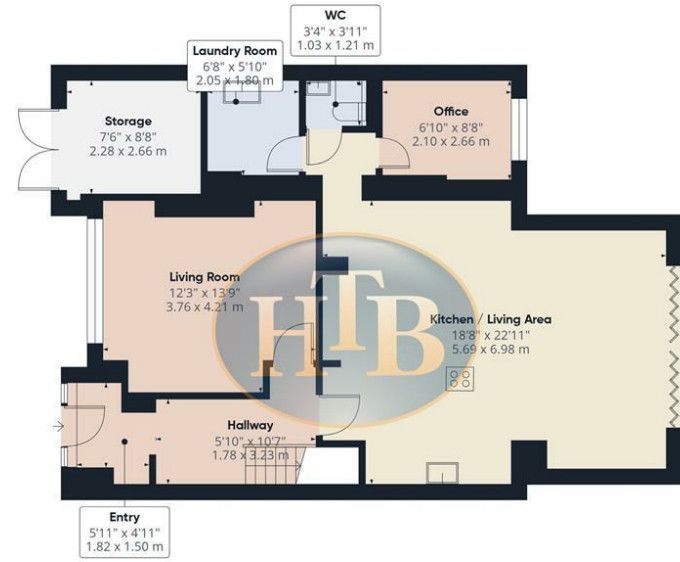
The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. Additionally, there is a downstairs cloakroom for added convenience. A separate utility room provides practical storage and laundry solutions, while a dedicated office space offers a quiet retreat for work or study.

Off-street parking is available on the private driveway, along with a garage, providing secure storage for vehicles and additional belongings. The location is particularly appealing, as it is close to Hersham village shops and renowned local schools, making it an excellent choice for families.

This semi-detached home is not just a property; it is a lifestyle choice, offering comfort, space, and a prime location. Whether you are looking to settle down or invest, this residence is sure to impress.



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Approximate total area⁽¹⁾
 1575 ft²
 146.4 m²
 Reduced headroom
 11 ft²
 1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom:
 Below 5 ft/1.5 m

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

GIRAFFE360

- FOUR BEDROOMS
- LARGE OPEN PLAN KITCHEN/FAMILY ROOM WITH BI-FOLD DOORS TO GARDEN
- OFF STREET PARKING AND GARAGE
- SHORT WALK TO HERSHAM VILLAGE SHOPS
- TWO LUXURY BATHROOMS
- EXTENDED SEMI DETACHED HOUSE
- PRIVATE REAR GARDEN WITH SUNNY PAVED PATIO
- POPULAR HERSHAM SCHOOLS NEARBY
- SEPARATE UTILITY, DOWNSTAIRS WC AND OFFICE
- BEAUTIFULLY PRESENTED THROUGHOUT

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