

## 167, Hersham Road, Walton-On-Thames, KT12 5NR

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>			
(39-54) <b>E</b>		<b>49</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 £1,375,000 Freehold

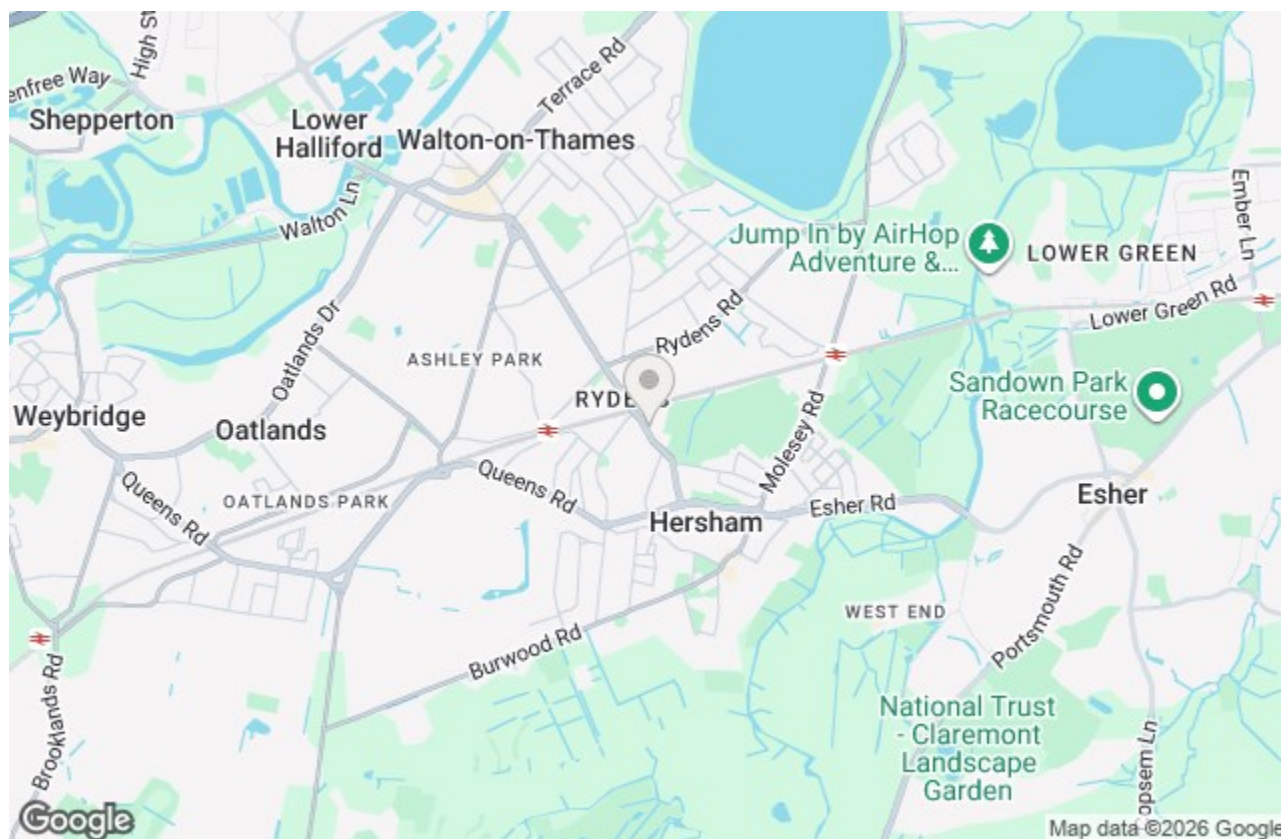
A beautifully presented four-bedroom detached period home, ideally located on the sought-after Hersham Road in Walton-On-Thames. This spacious family property combines period charm with modern finishes and is perfectly positioned close to local schools, shops, and excellent transport links, including Walton-on-Thames mainline station, which offers fast and frequent services to London Waterloo in approximately 25 minutes.

The accommodation includes four well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and a stylish ensuite shower room. The hub of the home is a modern open-plan kitchen featuring a central island, integrated appliances, and generous storage, seamlessly flowing into a bright and spacious family/dining area with bi-fold doors leading out to the rear garden.

Three additional reception rooms offer flexible living space—ideal for a formal lounge, home office, or playroom. Further conveniences include a utility room, a downstairs WC, an integral garage, and a private driveway with off-street parking for multiple vehicles.

The large rear garden provides a secure and private outdoor space, perfect for families and entertaining, mainly laid to lawn with mature shrubs and trees plus offering space with potential to extend further (STPP).

Internal viewings are highly recommended and can be arranged by contacting our Walton office.



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Approximate total area<sup>(1)</sup>  
2225 ft<sup>2</sup>  
206.9 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

- PERIOD DETACHED FAMILY HOME WITH CHARACTER THROUGHOUT
- THREE FURTHER RECEPTION ROOMS WITH AMPLE SPACE TO WORK FROM HOME
- OFF STREET PARKING ON PRIVATE DRIVEWAY
- CLOSE TO WALTON ON THAMES MAINLINE STATION
- DOWNSTAIRS CLOAKROOM AND UTILITY
- LARGE OPEN PLAN DESIGNER KITCHEN/FAMILY ROOM
- LARGE REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO POPULAR HERSHAM SCHOOLS
- INTEGRAL GARAGE.

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

