

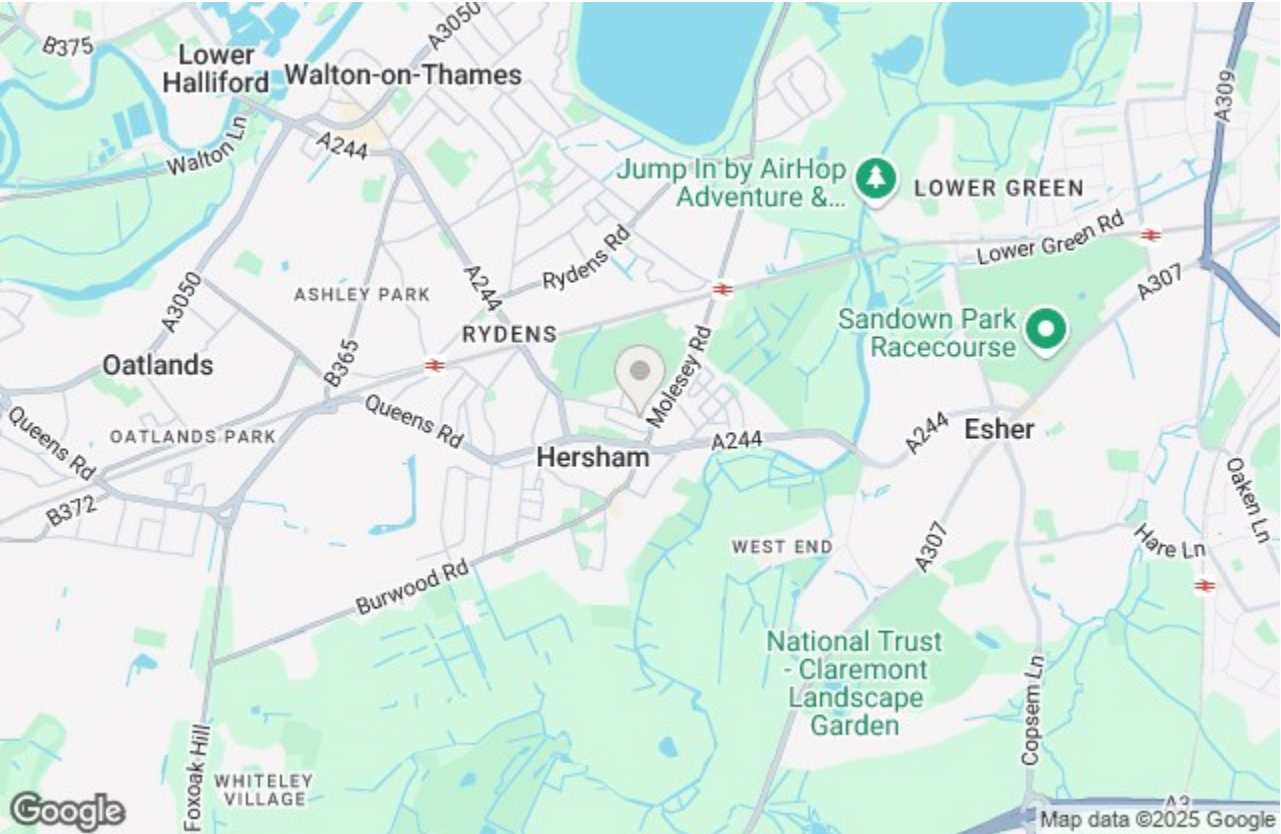
230, Hersham Road, Walton-On-Thames, Surrey, KT12 5QB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) 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	



£695,000



This stunning three-bedroom Victorian semi on Hersham Road has been beautifully renovated from top to bottom, blending period charm with stylish modern living.

Inside, the home is bright, spacious, and finished to a superb standard. There's a cosy front lounge with a bay window and log burner, a separate dining room perfect for entertaining, and a high-quality kitchen fitted with classic shaker-style units, quartz worktops, and integrated appliances. You'll also find two handy downstairs WCs and a luxurious bathroom with both a bath and walk-in shower.

Upstairs has three good-sized bedrooms, with the main bedroom featuring smart built-in wardrobes. Every room has been carefully thought through with modern finishes while still keeping the home's original character.

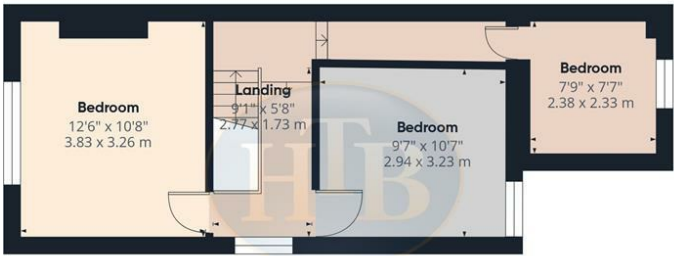
The house has had some major improvements, including a newly tiled main roof and a replaced flat roof to the rear, full re-wiring and plumbing throughout, and upgraded insulation with ultra-low U-values. It also benefits from a state-of-the-art MVHR (Mechanical Ventilation with Heat Recovery) system, which supplies a constant flow of fresh, filtered air—helping to improve indoor air quality while minimising condensation and allergens. Additional underfloor ventilation fans have also been installed to improve airflow across the property.



Hersham Road, Walton-On-Thames, Surrey, KT12 5QB



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1100 ft<sup>2</sup>  
102.3 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

- FULLY RENOVATED THREE-BEDROOM VICTORIAN SEMI
- STYLISH SHAKER-STYLE KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- NEW ROOFING, FULL RE-WIRE AND PLUMBING, AND HIGH-QUALITY INSULATION THROUGHOUT
- PRIVATE LANDSCAPED GARDEN WITH DETACHED STUDIO FEATURING UNDERFLOOR HEATING AND BI-FOLD DOORS
- COUNCIL TAX BAND D
- BEAUTIFULLY FINISHED WITH A MIX OF PERIOD FEATURES AND MODERN TOUCHES
- TWO DOWNSTAIRS WCS AND LUXURY FAMILY BATHROOM WITH BATH AND WALK-IN SHOWER
- MVHR SYSTEM PROVIDING CONSTANT FRESH, FILTERED AIR TO THE HOME
- OFF-STREET PARKING AND FANTASTIC LOCATION CLOSE TO LOCAL AMENITIES

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