

Flat 4, 102 Hersham Road, Walton on Thames, Surrey, KT12 5NU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	85	85
(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	



£229,950 Leasehold

Conveniently positioned on the Hersham Road in the charming town of Walton on Thames, this delightful one-bedroom conversion apartment offers a perfect blend of comfort and convenience. Situated on the first floor, the property is just a short stroll from Walton mainline station, making it an ideal choice for commuters. Local shops and schools are also within easy reach, enhancing the appeal for both individuals and small families.

Upon entering, you will find a modern kitchen that features an inviting archway leading into the spacious living/dining area. This open-plan layout creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The apartment boasts one well-proportioned bedroom, providing a peaceful retreat at the end of the day, along with a contemporary bathroom that meets all your needs.

Additionally, the property benefits from parking available to the front, a valuable asset in this sought-after location. With no onward chain, this apartment is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to view this lovely home.



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Approximate total area¹⁾
466 ft²
43.3 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.

GIRAFFE360



- OFF STREET PARKING TO FRONT
- FIRST FLOOR
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- CLOSE TO LOCAL SHOPS AND RESTAURANTS
- COUNCIL TAX BAND C
- SHORT WALK TO MAINLINE STATION
- EXCEPTIONAL VALUE



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