



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

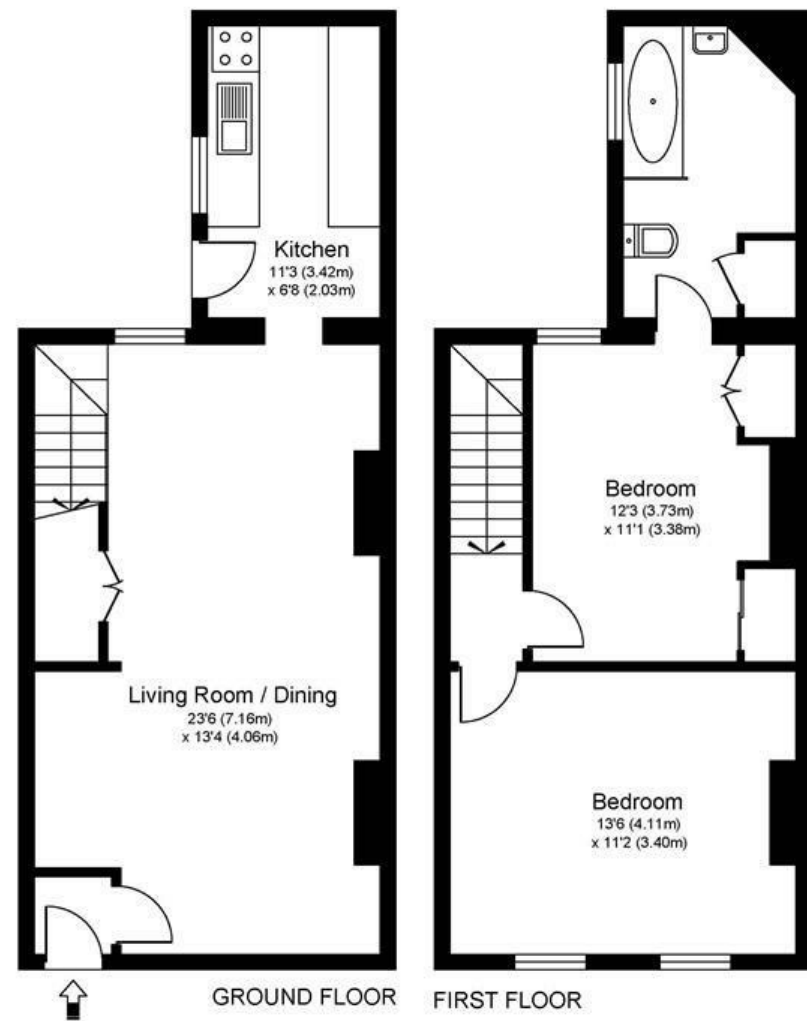


£425,000 Freehold

With GARAGE & PARKING to the rear this property is a fantastic opportunity to put your own stamp on this pretty two double bedroom period house located within easy reach of both Walton on Thames station (London Waterloo approx 26 mins) and Hersham village centre. Being offered for sale with no onward chain the accommodation briefly comprises entrance lobby, open plan lounge/dining room, kitchen with a range of eye and base level units, wall mounted boiler, space for the usual appliances and door out the the rear garden. On the first floor are two great size double bedrooms, the master benefitting from a good range of fitted wardrobes. The bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath. Externally to the front is an enclosed garden area while the rear has both paved and lawned areas and a rear gate which leads to the GARAGE & PARKING. Council tax band D

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HERSHAM ROAD, HERSHAM, KT12



Approximate Gross Internal Floor Area: 70 m sq / 750 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- APPROX 1/2 MILE TO WALTON STATION
- OPEN PLAN LOUNGE/DINING AREA
- GARAGE & PARKING TO REAR
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- APPROX 1/2 MILE TO VILLAGE CENTRE

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

