



Esher Road, Hersham
Walton-on-Thames, Surrey, KT12



Beyond your expectations

A beautifully presented and imposing three bedroom family home

3 bedrooms (master with en-suite) | family bathroom | sitting room | play room | cloakroom | kitchen | dining room | garden room | garden | garage | off-street parking | EPC: E

Guide Price £750,000 Freehold

Description

A beautifully presented and imposing three bedroom family home located conveniently for both Esher and Hersham village. You enter the property into a light entrance hall. Off the hallway to the right is a large sitting room which in turn leads to the garden room. To the left off the hallway is the play room and to the rear is a stunning fitted kitchen/dining room which has bi-folding doors opening out to the rear garden. There is also a downstairs cloakroom. The first floor has three well proportioned bedrooms, the master boasting an en-suite. There is also a family bathroom.

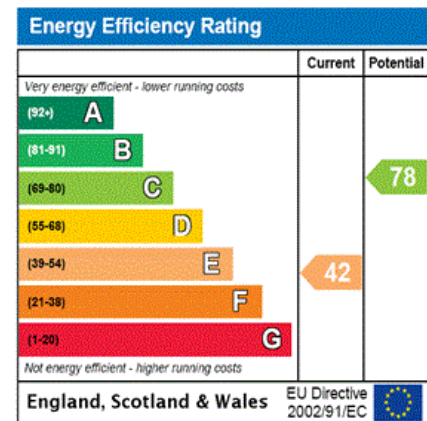
Outside

To the front of the property there is off-street parking for three cars on the gravel drive which is enclosed with mature trees giving complete privacy from the road. To the rear is a good size private garden again surrounded by mature trees giving privacy. Directly off the rear of the property is a large patio area, ideal for al fresco dining, the garden is then laid to lawn, with a further large area beyond the lawn, to include a pond, garage and greenhouse. Access to the garage is via a private road, which also forms part of the property.

Location

Esher Road is conveniently positioned within walking distance of both Esher and Hersham villages, each of which have an array of restaurants and pubs, a village green, a Waitrose supermarket, boutique shops and are close to sought after schools. The larger town of

Walton-on-Thames, is easily accessible and hosts a number of high street shops, bars, banks and restaurants. Its location is ideal for commuters - Hersham station is 0.8 km away, with regular fast trains into London Waterloo in under 30 minutes. The area is renowned for its excellent schools and the property is within the catchment area for the Ofsted outstanding Ashley C of E primary school as well as the prestigious state secondary schools: Salesian School, Tiffin Girls School and Tiffin School, in addition to a multitude of outstanding independent schools. There are excellent recreational facilities nearby with several health clubs and golf courses in the immediate vicinity. The A3 for London is less than 4 miles away and both Gatwick and Heathrow airport are easily accessed via the M25, making this a very popular location.



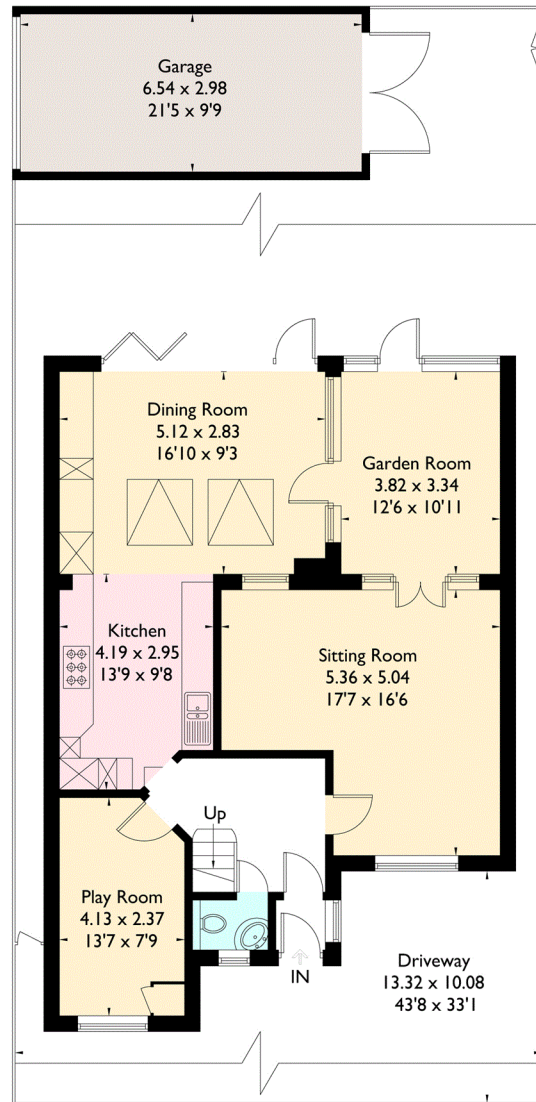
Hamptons International

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Ground Floor

Esher Road, Hersham, Walton-on-Thame

Approximate Gross Internal Area = 141.7 sq m / 1525 sq ft

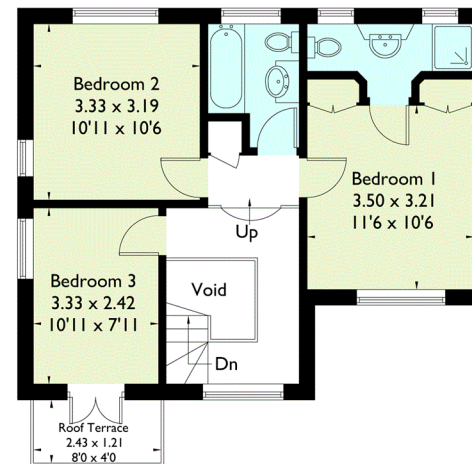
Garage = 19.6 sq m / 211 sq ft

Total = 161.3 sq m / 1736 sq ft



Floorplanz © 2018
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This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



First Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

