



Havers Avenue, Hersham, Walton-On-Thames, KT12 4NB



Located in a quiet and popular avenue in the heart of Hersham Village, this beautifully presented three-bedroom family home has been extended and renovated to an impressively high standard by the current owners.

Within a short walk of the Village Centre and Green, Waitrose supermarket is just yards away, while Walton-on-Thames and Hersham mainline railway stations are both easily accessible. The sought after local schools are also within easy reach.

Immaculately presented throughout, the improved and extended accommodation offers a large Kitchen/breakfast room fitted with a well-designed modern kitchen with high specification built in appliances and quartz worksurfaces. The family room/sitting room is open plan to the kitchen area with from Bi-fold doors opening to the rear garden. A further downstairs reception room is currently being used as a large study, and the vendors have recently created an extra snug/family/sitting room accessed from the kitchen/breakfast room. There is also a re-fitted utility room which leads to the downstairs WC/shower room.

Stairs rise from the spacious and light hallway to the first floor which comprises three bedrooms and a modern refitted bathroom with separate walk-in shower.

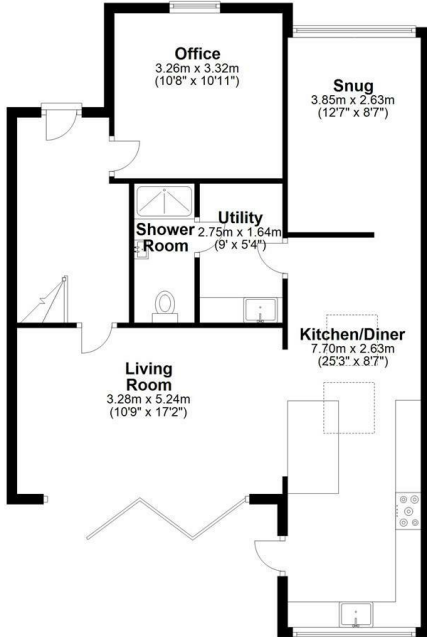
Outside the rear garden is mainly laid to lawn with a decked area opening from the Bi-Fold doors. To the front of the property there is a large block-paved driveway with ample parking.



Freehold

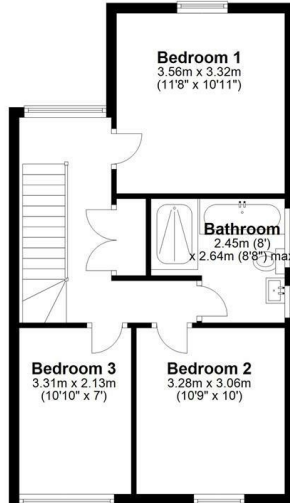
### Ground Floor

Approx. 77.3 sq. metres (832.1 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



EPC Rating: 62 D





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