



PROPERTY DETAILS

22 The Leys, Esher Road, Hersham

- Wonderful riverside setting with views
- Recently renovated to a high specification
- 2 double bedrooms
- Plentiful storage throughout
- Garage and off-street parking



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KT12 4LP



Garage





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Large waterfront, refurbished flat - 2 bedrooms with panoramic views and garage. Located beside the River Mole enjoying direct access to the waterfront and unobstructed 180 degree views over river and Greenbelt meadows from the living room, balcony and master bedroom. This first-floor property has just completed a comprehensive refurbishment to include a reconfigured layout with open and bright accommodation offering space and comfort.



Entering from the communal stairwell, the wide hallway gives access to all areas of the flat. There are multiple built-in cupboards providing ample storage and secure entry phone to operate the building's doorway.



The hallway leads to the spacious, open-plan living room from where commanding views across the river and meadow are facilitated by extra-large windows and a balcony. Through the dining area is the kitchen which has been fully refurbished with new units and appliances including hob, oven, dishwasher and a large fridge-freezer.





Each of the bedrooms boasts large windows for natural light and built-in storage with hanging rails as well as plentiful space for a renter's own furniture. The bathroom with a fixed bath and a showering screen over is also generously proportioned and well presented. The washer-drier can be found here in a separate airing cupboard.



The property is heated by an efficient gas-fired boiler, and room-by-room control is made possible with thermostatic valves throughout. With double glazing throughout and an energy efficiency rating of 'C', this will be a cosy home for its occupants.

Outside there a garage and parking. The large, riverside gardens are a particular feature of this property which can be enjoyed after passing through secure gated entry.



Location

Nestled in Hersham, a suburban village within Elmbridge Borough, just inside the M25 and part of the Greater London area, this location is roughly 0.6 mi from Hersham station, and within 1–1.5 miles of Walton-on-Thames and Esher stations—ideal for commuting into central London.



Local amenities within a half-mile include food superstores and a range of small shops on Hersham High Street. Cardinal Newman Catholic Primary, Burhill Primary, Bell Farm, Three Rivers Academy, and Esher Church of England High School are all within 1 mile.



EPC rating C

Council tax band D

Restrictions

- No smoking, vaping or similar is permitted within the property, nor any communal areas.
- Pets are not permitted without express permission of the landlord
- Only persons applying and named on a tenancy agreement may reside at the property.
- Other restrictions may apply. Full details available on request.

Security Deposit

- A deposit equivalent to 5 weeks rental will be required subject to status.
- Deposit funds are held independently by a third party in line with current legislation. Visit www.depositprotection.com for more information.

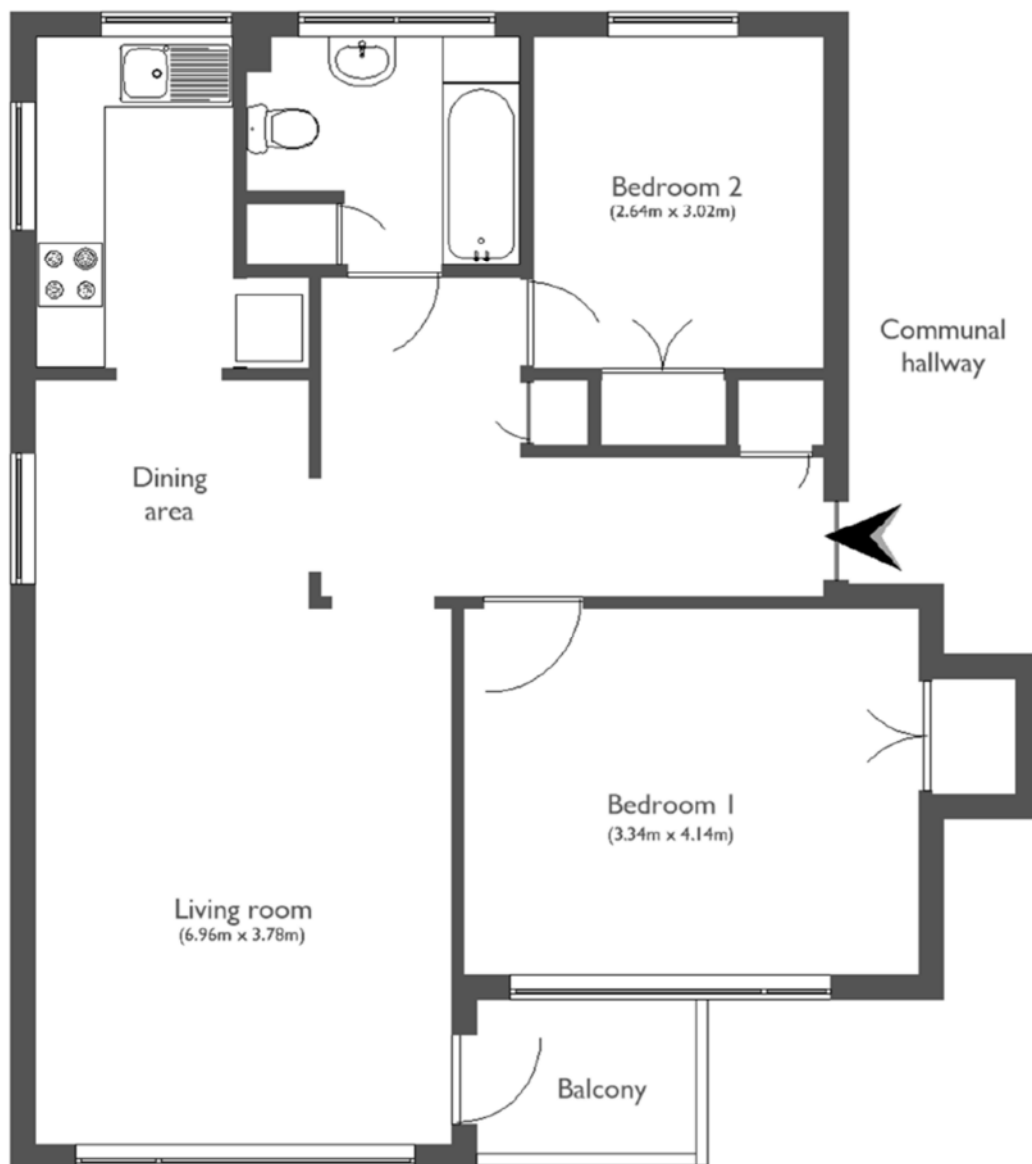
Reservation

- In order to reserve the property we ask for a Goodwill Deposit of £450. Refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway. Subject to Contract.





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This floorplan has been prepared for illustrative purposes only and should not be relied upon for exact dimensions.

