

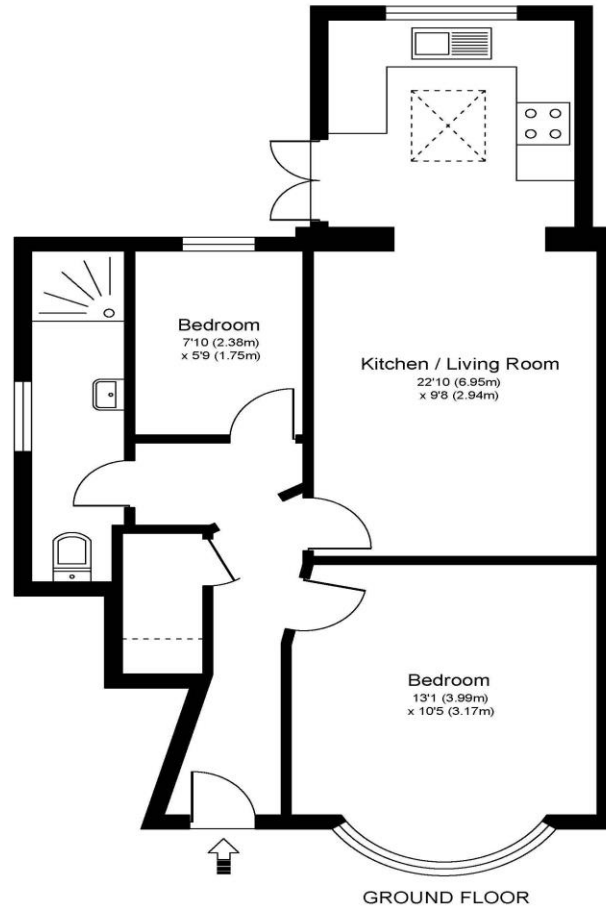


**88 Rydens Grove Hersham Surrey KT12 5RU**

**£325,000**



## RYDENS GROVE KT12



Approximate Gross Internal Floor Area: 49 m sq / 527 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.

For sale with no onward chain, a ground floor two-bedroom maisonette well located within Hersham offering parking for one car and direct access to your own private garden. Internally well-presented having been converted and refurbished within the last few years. Set on the ground floor with your own front door and offering two bedrooms with a modern kitchen and bathroom. There is gas central heating and double glazing. Well-located within Hersham, there is a good supply of local amenities and shops close by and Hersham Village is just down the road with Lidl, Waitrose, and Costa Coffee all on hand. Hersham Train station is also within a good distance and offers a mainline service into London Waterloo. This home is offered with a new 125 year leasehold on completion and cost effective running costs making it an attractive home or buy to let investment. EPC Rating C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.