

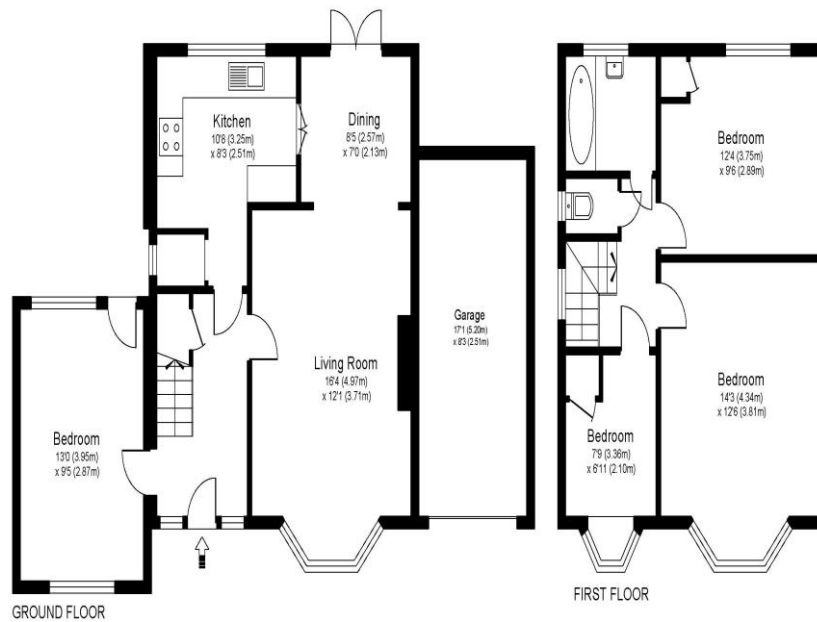


St Peters Lodge Burwood Road Hersham Surrey KT12 4AA

£630,000



ST. PETERS LODGE, BURWOOD ROAD, HERSHAM, SURREY, KT12



Approximate Gross Internal Floor Area: 94 m sq / 1015 sq ft
Garage Area: 13 m sq / 141 sq ft

Total Area : 107 m sq / 1432 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 charming three-bedroom detached home, complete with a garage, off-street parking, and a south-facing garden. All perfectly located within the heart of Hersham village. Internally, this is a great family home offering plenty of potential to extend and improve, subject to the usual permissions. The ground floor features two welcoming reception rooms alongside a separate kitchen, thoughtfully modernised within the last few years. Upstairs, you'll find two double bedrooms and a traditional third bedroom, common for homes of this age. The family bathroom has also been modernised for your convenience, and there's loft access for additional storage. Outside, the property offers a mature front garden with off-street parking and direct access to your garage. The south-easterly facing rear garden provides a lovely sunny aspect, dappled through the surrounding trees. You'll also enjoy the picturesque backdrop of neighbouring St Peter's Church. The location is simply superb, just moments from the popular Hersham Village Green and an excellent range of local amenities. Think Waitrose, Lidl, Costa Coffee, a Post Office, and a fantastic selection of pubs and eateries. A doctors' surgery and the highly regarded Burhill Primary School are also just a stone's throw away. Plus, you have fantastic transport links with both Walton and Hersham mainline stations, local bus routes, easy access to Heathrow airport, and the M25/A3/M3 network. EPC Rating: D.



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.