



**21 Queensway South Hersham Surrey KT12 5QP**

**Offers Over £500,000**



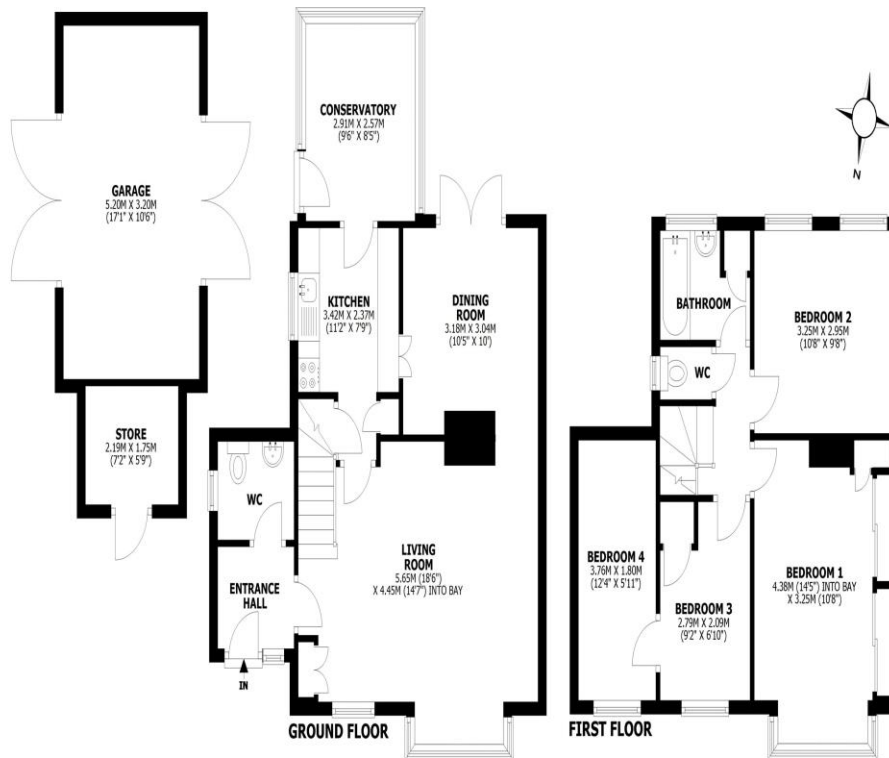


## Queensway South, Walton-on-Thames, KT12

Total internal area: approx. 120.3 sq. metres (1294.6 sq. feet)

Main area: approx. 99.6 sq. metres (1072.0 sq. feet)

Garage: approx. 20.7 sq. metres (222.6 sq. feet)



This floor plan is for illustrative guidance only and is not to be drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A spacious home with huge potential, welcome to this appealing three/four-bedroom semi-detached home, available with no onward chain. This property offers a unique opportunity to create your dream home, featuring generous living spaces, a garage/workshop, and off-street parking. Step inside to discover a home that has been extended to provide ample room for a growing family. While the house requires modernization, it presents an exciting canvas for you to add your personal touch. The ground floor features two reception rooms: a living room at the front and a dining room at the rear. The separate kitchen opens onto a lean-to extension, offering additional space and potential. A sizable entrance hallway and a downstairs cloakroom with the boiler complete the ground floor layout. Upstairs, you'll find three traditional bedrooms. A fourth bedroom is accessible from the third bedroom if required. The first floor also includes a family bathroom and a separate toilet. The large loft provides excellent storage and the potential for a further extension, subject to the necessary permissions. Outside, the property boasts a unique wrap-around garden with a side lawn and a south-facing rear garden. The garage/workshop and off-street parking provide practical benefits. This home is perfectly located in a popular residential area of Hersham, not far from the village centre and Walton-on-Thames train station. The village is highly sought after by families, with excellent local schools and amenities including Waitrose and Costa Coffee. Commuters will appreciate the convenience of Walton-on-Thames train station, which is approximately half a mile away and offers a fast service to London Waterloo. EPC Rating TBC.



**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.