

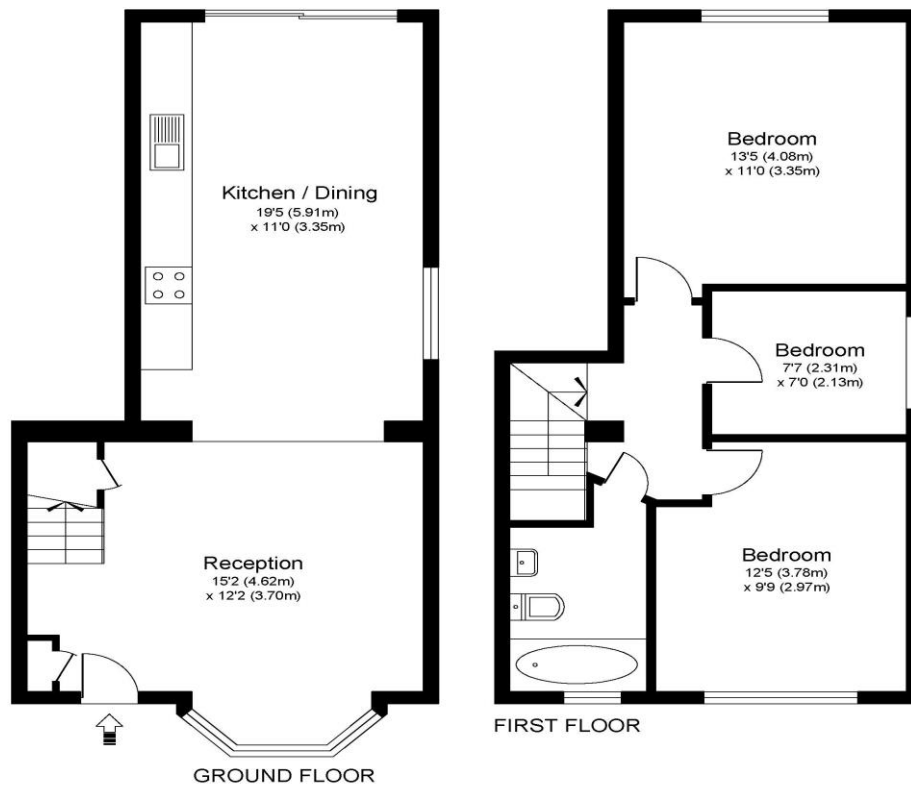


**88 Albany Road Hersham Surrey KT12 5QQ**

**£2300pcm + Initial deposit**



## ALBANY ROAD KT12



Approximate Gross Internal Floor Area: 78 m sq / 842 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.

A modern three-bedroom home, well-located with off-street parking to the rear. Internally this is a beautiful home and offers a real modern living environment. The main living space is open-plan and there is loads of room throughout the lounge/kitchen/diner space. Upstairs there are three bedrooms and a stylish bathroom. Set on this pretty street within Hersham with good access to the village amenities such as Lidl, Waitrose and Costa. Hersham Train station is approx. just 0.6 miles away and Walton Train Station 0.7 miles. Both train stations are on the mainline to London Waterloo. Available unfurnished from the 1st December 2025

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.