

JAMES NEAVE
THE ESTATE AGENTS

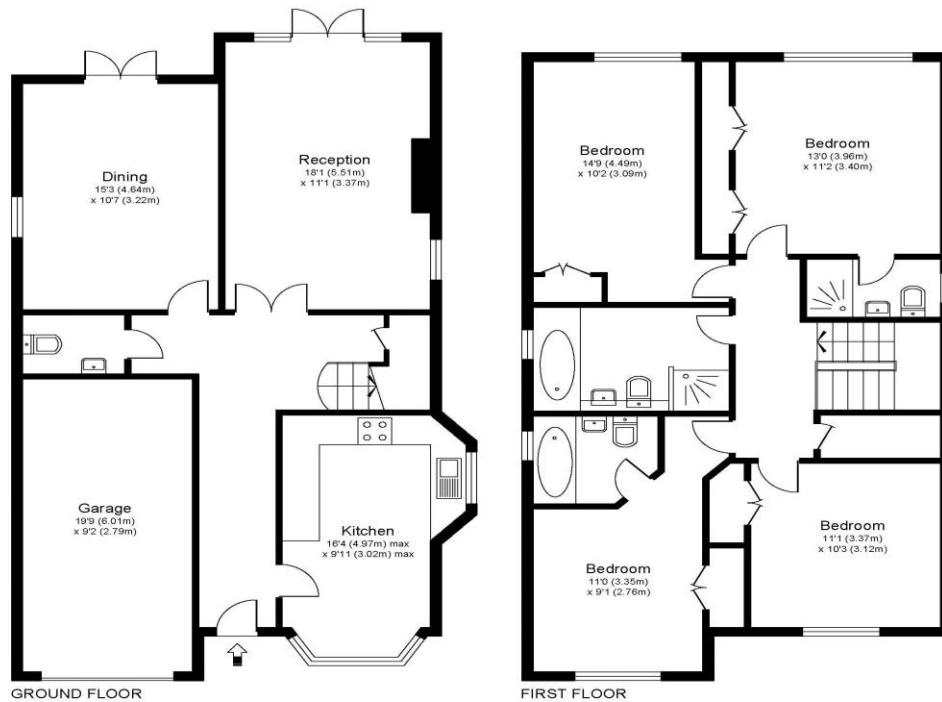


54 Green Lane Hersham Surrey KT12 5EZ

£1,000,000



GREEN LANE KT12



Approximate Gross Internal Floor Area: 141 m sq / 1512 sq ft
 Garage Area: 17 m sq / 184 sq ft
 Total Area : 158 m sq / 1696 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, this sizable four double bedroom detached home is located on a popular residential street in Hersham Village. It features a garage, off-street parking, and a delightful westerly facing rear garden perfect for enjoying the afternoon and evening sun. The spacious ground floor layout comprises a modern kitchen to the front with recently updated integral appliances, and two separate, generously sized reception rooms to the rear, both opening directly onto the garden. There is also a downstairs cloakroom and direct internal access to the garage, offering excellent potential for parking, storage, or conversion into further living space. The large hallway space offers excellent scope for future modifications, including potential to extend further into the roof (subject to the usual planning permissions). Upstairs, the home boasts four generous double bedrooms, all benefiting from built-in wardrobes. Two of these rooms include private en-suite shower rooms, complementing the contemporary family bathroom. The property is presented in excellent 'move-in' condition, having been recently redecorated throughout to a high standard, also benefitting from gas central heating and double glazing. Hersham Village is a highly sought-after location, offering excellent local amenities including Waitrose, Lidl, and Costa Coffee, as well as a great selection of local schools. It's a prime spot for commuters, with excellent road links to the A3 & M25, and easy access to Walton-on-Thames train station, which provides a direct line service to London Waterloo. 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.