



29, Queens Road, Walton-On-Thames, Surrey, KT12 5NE

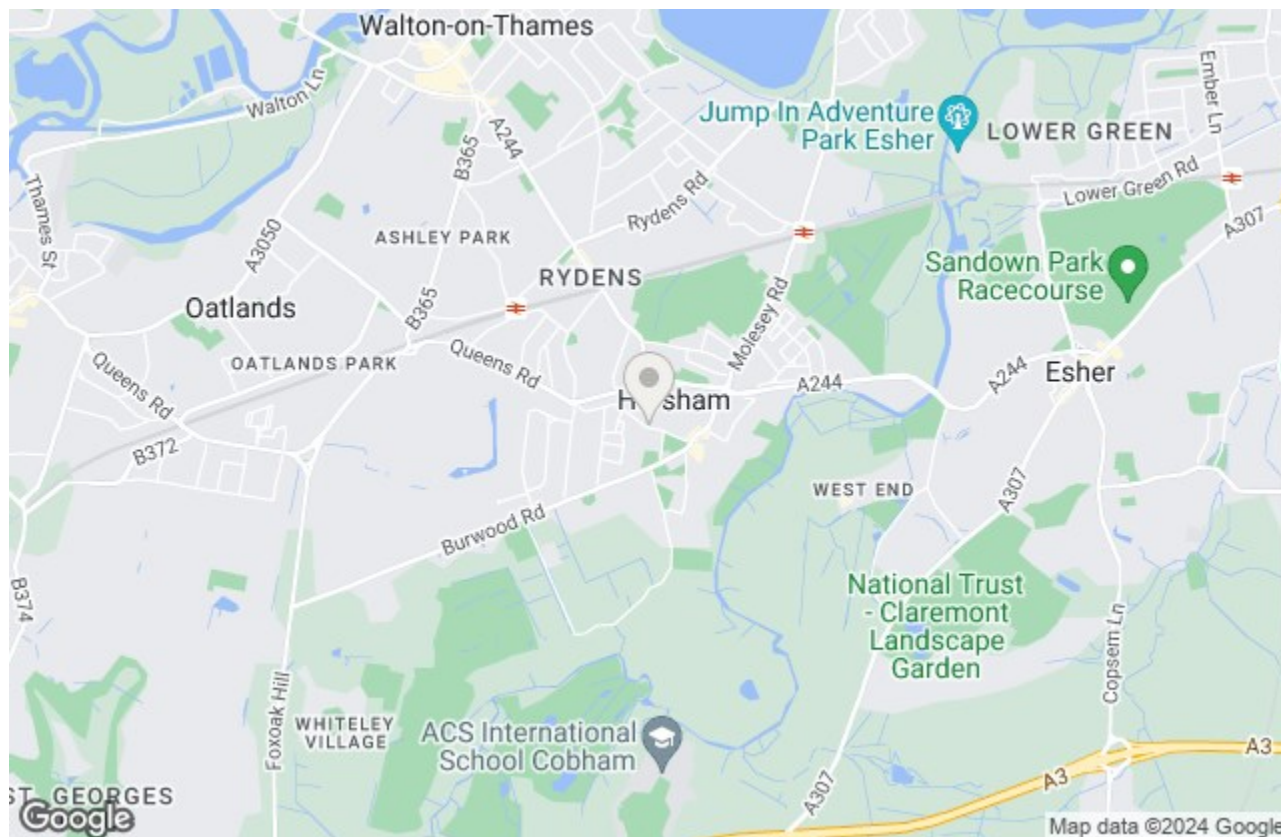
| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

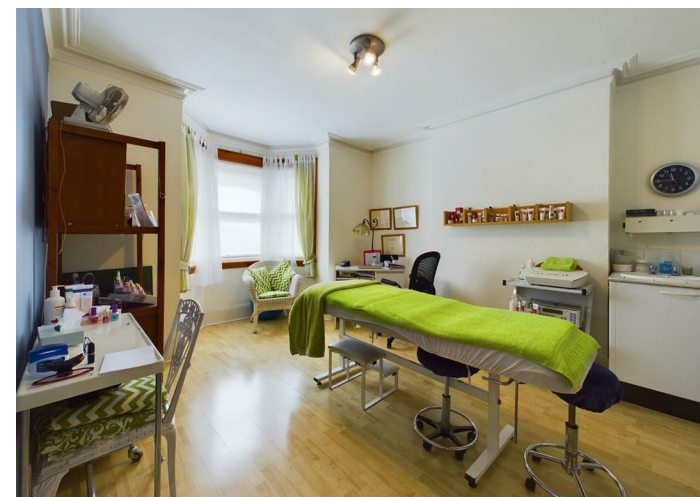


£875,000 Freehold

We are delighted to offer this unique period detached home which is beautifully presented with a wealth of character throughout. Conveniently located in the heart of Hersham Village close to the pretty village green, local shops, mainline station and the popular Hersham schools. The property enjoys a bold corner plot and as such could suit someone looking to extend, potentially build a small house (subject to the usual planning consents) or perhaps convert the home to flats due to the overall space and large parking area to the rear with space for numerous vehicles. For those looking to enjoy the home as it is, it really is a beautiful family home with a welcoming entrance hallway with access to the downstairs cloakroom, five reception rooms including family room, lounge, study, separate dining room and open plan fitted kitchen/breakfast room. The kitchen is fitted with a good range of 'shaker' style eye and base level units, ample work surfaces and modern tiled flooring and doors out to both the garden and the large graveled parking. The turning staircase leads to the first floor which provides three double bedrooms, one with a modern ensuite shower room. The family bathroom is fitted with a modern three piece suite including bath and shower over, vanity unit with sink and storage below, low level WC and attractive tiling. The private rear garden is mainly laid to lawn with large timber decked patio, mature tree and shrub borders and high fencing all adding to the seclusion.



Queens Road, Walton-On-Thames, Surrey, KT12 5NE



- DETACHED FAMILY HOME
- BOLD CORNER PLOT WITH SPACE TO EXTEND/DEVELOPE (STPP)
- PARKING FOR APPROX SIX CARS
- FIVE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- THREE DOUBLE BEDROOM
- ENSUITE & FAMILY BATHROOM
- CLOSE TO WALTON MAINLINE STATION & HERSHAM VILLAGE
- POPULAR HERSHAM SCHOOLS NEARBY
- MUST BE SEEN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract