

1 Mole Lodge Cottage, Mole Road, Walton-On-Thames, KT12 4LU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	78
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



£650,000 Freehold

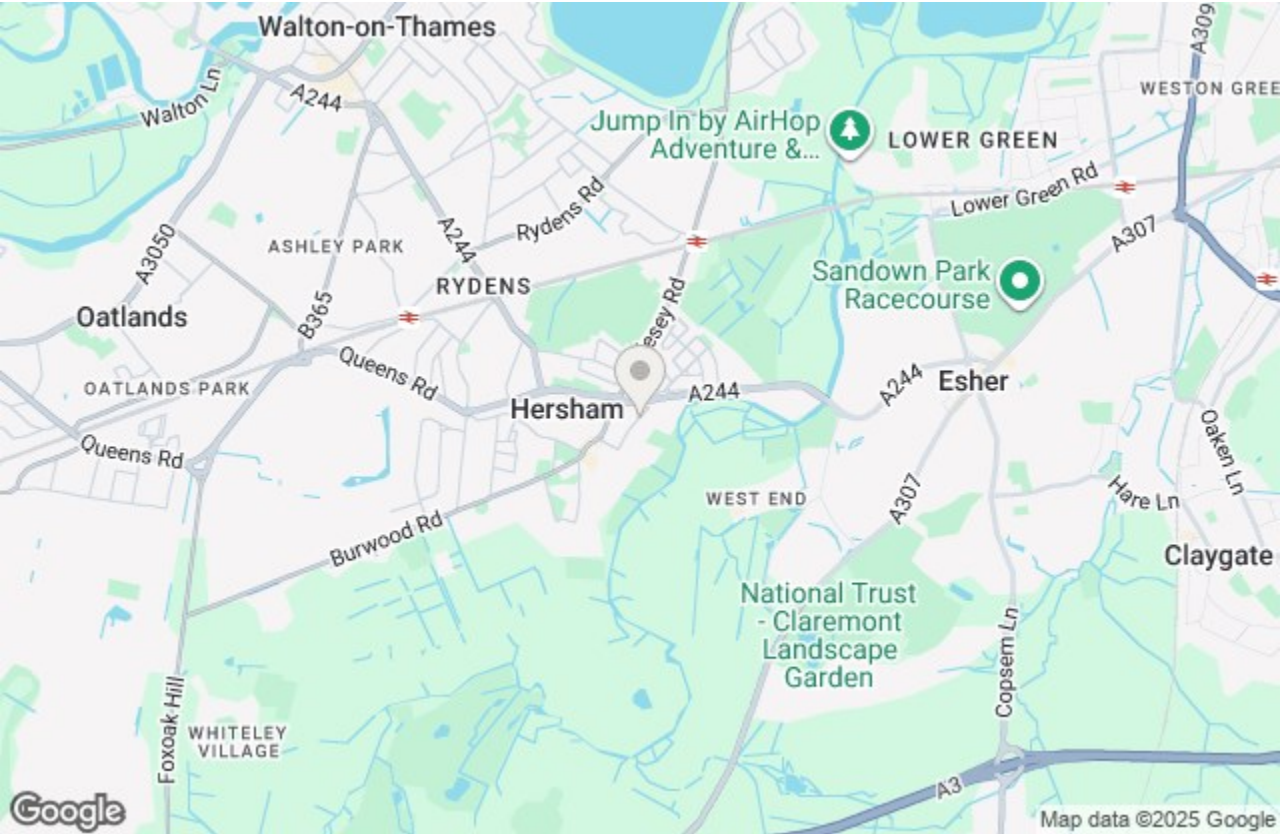
Located at the end of Mole Road in the charming area of Hersham, this beautifully maintained four-bedroom detached family home offers a perfect blend of comfort and convenience. Just a stone's throw away from Hersham village shops and esteemed schools, this property is ideally situated for families seeking a vibrant community atmosphere.

Upon entering, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. The well-appointed modern family bathroom, along with a convenient downstairs cloakroom, ensures that the needs of a busy household are met with ease and the open feel modern kitchen/dining room provides ample space for families.

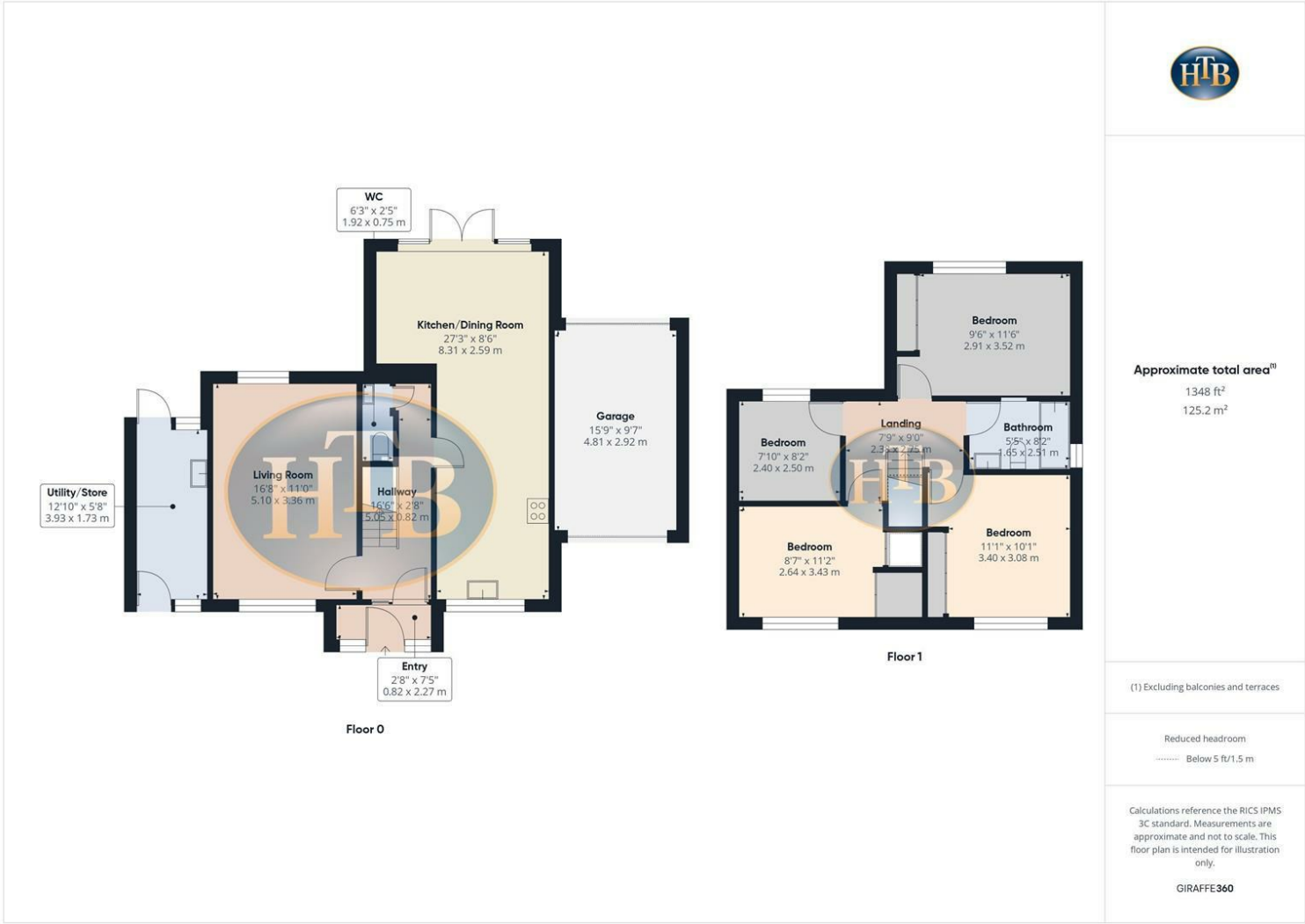
The property boasts a drive-through garage and a private drive, allowing for off-street parking for up to two vehicles, a valuable feature in this desirable location. The sunny private garden is a true highlight, featuring a large patio area perfect for al fresco dining, alongside a pretty lawn adorned with colourful flower borders, creating a serene outdoor retreat.

The home is situated just a short walk from both Walton on Thames & Hersham mainline stations providing easy access to London Waterloo (approx 28 mins) and easy access to M25.

This delightful home is not only a wonderful place to live but also a fantastic opportunity for those looking to settle in a family-friendly neighbourhood. With its excellent local amenities and schools nearby, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



Mole Road, Walton-On-Thames, KT12 4LU



- FOUR BEDROOM DETACHED FAMILY HOME
 - DOWNSTAIRS CLOAKROOM
 - SEPARATE LIVING ROOM
 - POPULAR HERSHAM SCHOOL CATCHMENT
 - SUNNY REAR GARDEN WITH LARGE PATIO AND PRETTY LAWN
- PRIVATE DRIVE PLUS DRIVE THROUGH GARAGE
 - MODERN FITTED KITCHEN/DINING ROOM
 - CLOSE TO SHOPS AND HERSHAM VILLAGE
 - EXCEPTIONAL VALUE
 - 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