



Queens Road, Hersham, Walton-onThames KT12 5LP

Asking Price £589,950 Freehold

- PERIOD PROPERTY
- LOUNGE
- UTILITY AREA
- REAR GARDEN

- 3 BEDROOMS
- DINING ROOM
- OFF-STREET PARKING

- 2 BATHROOMS
- KITCHEN
- SIDE PEDESTRIAN ACCESS

Description

Rawlinson and Webber are pleased to offer for sale this splendid 3-bedroom period home, exuding timeless elegance and modern comfort. Upon entering, you are greeted by a homely and comfortable lounge, embellished with period features including oakwood flooring and an attractive open, working fireplace.

Adjacent lies the dining room, with soft black slate flooring throughout, stairs leading up to the upper floors and an under stair storage cupboard. The heart of the home, the kitchen, showcases thoughtful design and functionality.

The ground floor also accommodates a third bedroom; a versatile space that could serve as a guest room or home office. Completing this level is a well-appointed bathroom and a convenient utility area, ensuring practicality is met with style.

Ascending to the first floor, you will find the principle bedroom, featuring a modern en-suite shower room. A second double bedroom completes the internal accommodation. Externally the property benefits from off-street parking on its own driveway, side pedestrian access and an attractive wrap around rear garden with patio area and a beautiful brick pizza oven/barbeque.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(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

Council Tax Band

E

EPC Rating:

D

Ground Floor
Approx. 54.1 sq. metres (581.8 sq. feet)



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

First Floor
Approx. 29.5 sq. metres (317.3 sq. feet)

