

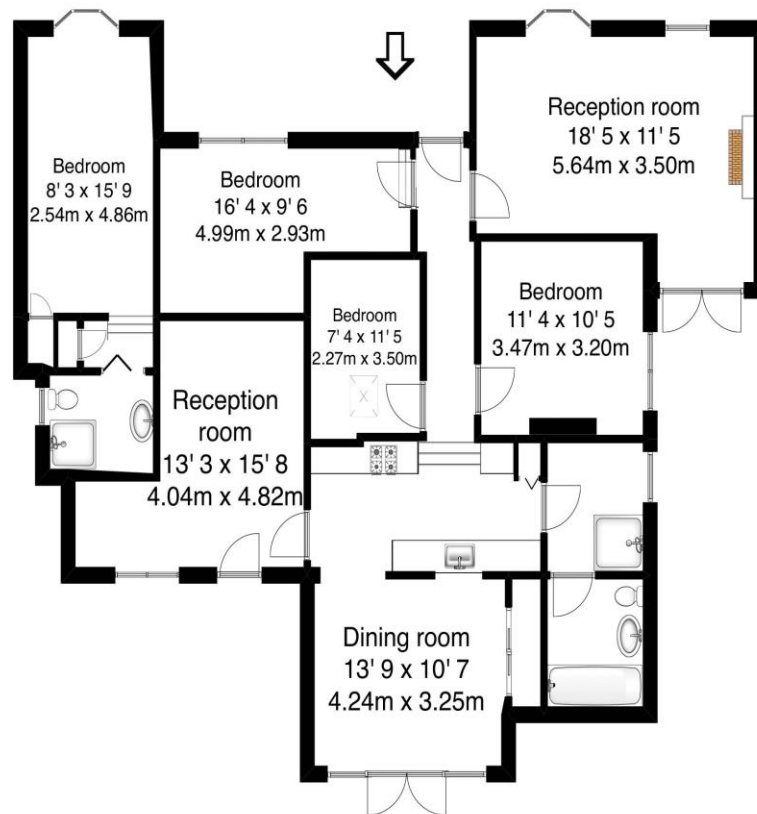


6 Old Esher Road Hersham Surrey KT12 4LE

£720,000



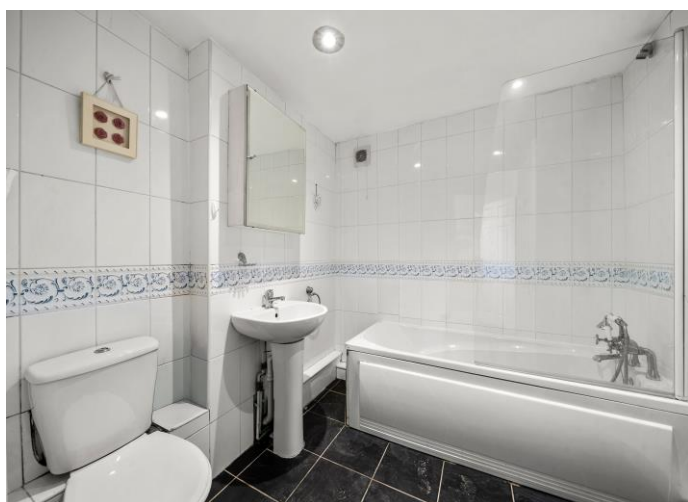
Approximate gross internal floor area 1,291 Sq Ft 120 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

A fantastic opportunity to purchase this spacious and highly versatile four-bedroom traditional bungalow, ideally situated in a no-through road close to the heart of Hersham Village. Offered to the market with no onward chain, this charming property boasts well-proportioned accommodation throughout and features a flexible layout that can easily be utilised as a self-contained annex setup if desired, perfect for multi-generational living or those seeking a flexible work-from-home space. Presented in a neutral palette throughout, the property offers a bright and airy blank canvas for its next owners. The accommodation flows seamlessly and comprises four well-proportioned bedrooms alongside three separate reception rooms, providing excellent living, dining, and social spaces that can be configured to suit your lifestyle. Two bathrooms are well-positioned to serve the home effectively. The clever layout allows a section of the property to be easily adapted to create independent living quarters with its own access points, making it an ideal setup for a relative if desired. To the rear, the property enjoys a private garden with a summerhouse, which provides an excellent space for a home office, gym, or hobby room away from the main house. To the front of the home is plenty of off-street parking with your own "in & out" driveway. Old Esher Road is a highly sought-after, no-through road. Residents are just a short distance away from Hersham's vibrant village amenities, including local shops, cafes, and popular schools. For commuters, Walton-on-Thames or Hersham mainline stations are within reach, offering fast and frequent services directly into London Waterloo.

EPC Rating E.



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.