



**5 Abbotts Tilt, Hersam, Walton-on-Thames, Surrey, KT12 4RB**

**£675,000**



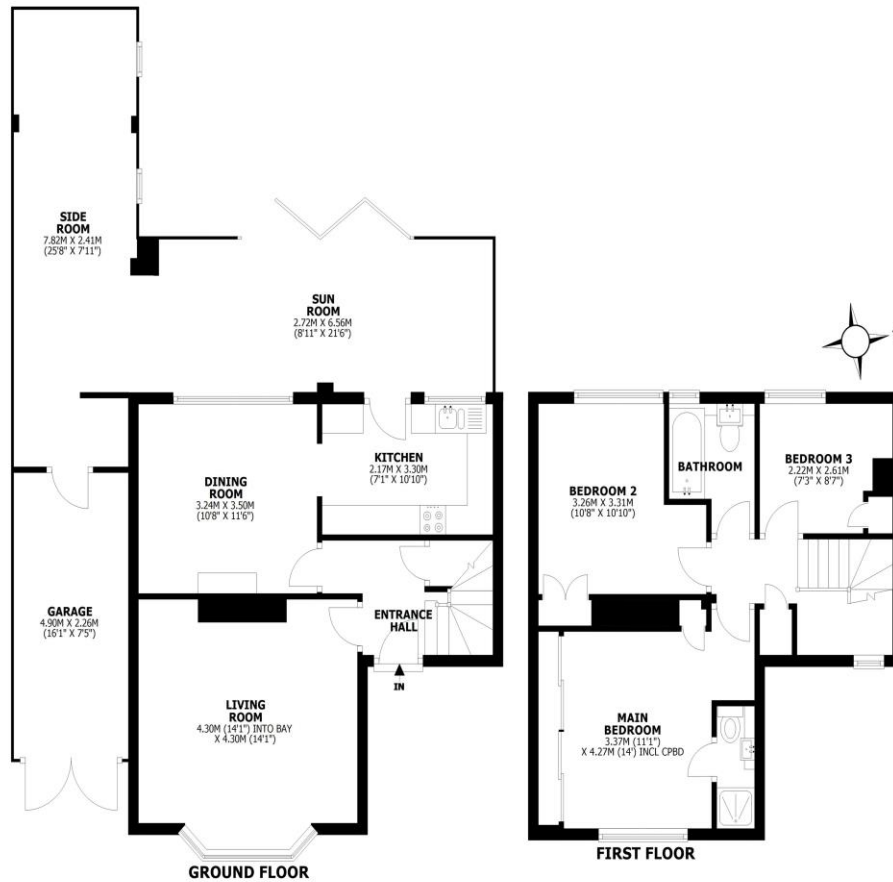


## Abbotts Tilt, Walton-on-Thames, KT12

Total internal area: approx. 134.5 sq. metres (1447.6 sq. feet)

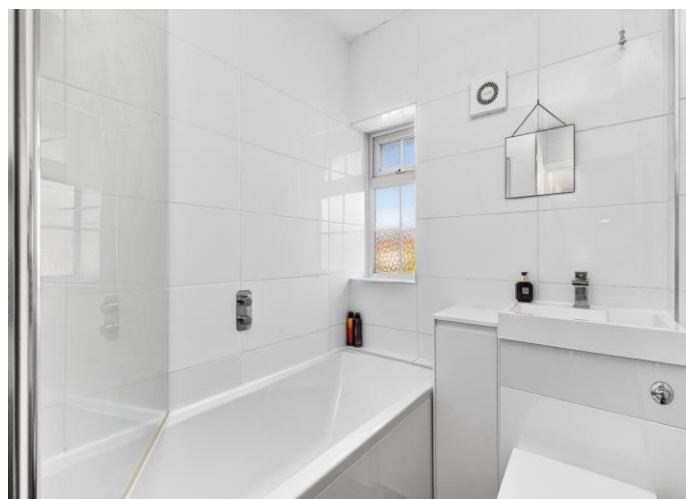
Main area: approx. 123.4 sq. metres (1328.4 sq. feet)

Garage: approx. 11.1 sq. metres (119.2 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Set within a secluded and quiet cul-de-sac of just ten houses, this rarely available halls adjoining semi-detached home is offered to the market with no onward chain and is presented in excellent order throughout. The ground floor offers well-balanced accommodation, including a spacious front aspect living room with a bay window and fireplace. To the rear, there is a dining room with the fitted kitchen set just off, providing a practical layout for everyday living. A particular feature is the timber-framed sun room spanning the full width of the rear, with bi-folding doors opening onto the garden and leading through into a converted garage, creating excellent additional and flexible living space. A separate, newer garage is positioned to the side of the property, with both internal and front access. Upstairs, there are three bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by a recently modernised family bathroom. There is also loft access. Externally, the property offers off-street parking for up to three cars. The rear garden enjoys a westerly aspect and is laid to a mix of lawn and patio with mature borders. The property is conveniently positioned moments from Hershams railway station, with its direct services into London, and is within easy reach of the amenities in Hershams Village, including a range of shops, eateries and everyday conveniences such as Waitrose, Lidl and a nearby Tesco Express. Highly regarded local schools are within easy reach, along with Hershams Golf Club. The area also benefits from excellent road links to the M25, M3 and A3, as well as both Heathrow and Gatwick airports. Nearby towns include Walton-on-Thames, Esher and Weybridge, with Hampton Court Palace also within easy reach. The area also offers a number of local green spaces, including nearby Coronation Recreation Ground. EPC Rating TBC.



**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.