

## 23A, Queensway South, Walton-On-Thames, Surrey, KT12 5QP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	88
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



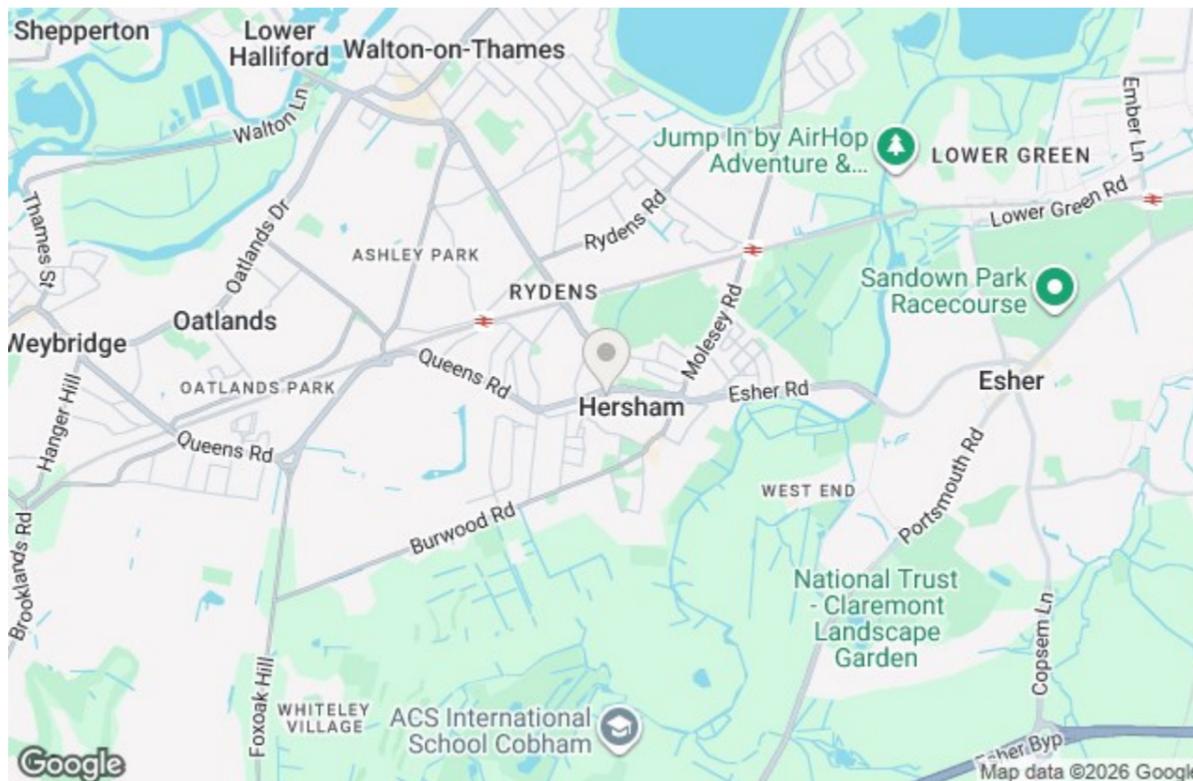
### Offers In Excess Of £550,000 Freehold

DETACHED-THREE DOUBLE BEDROOMS-Conveniently located on Queensway South, Hersham, this delightful family home offers a perfect blend of comfort and modern living. With three spacious double bedrooms one of which has an en suite bathroom while the top floor master suite benefits from an en suite cloakroom. This property is ideal for families seeking ample space across all three bedrooms, with ample bathrooms including a family bathroom and downstairs WC ensuring convenience for all.

The heart of the home is undoubtedly the expansive open-plan kitchen and dining room, which is designed for both entertaining and everyday family life. This inviting space is enhanced by large doors that lead out to a generous covered veranda, perfect for enjoying al fresco dining or simply relaxing outdoors, regardless of the weather. The front aspect living room opens into the kitchen diner providing a spacious open plan feel the ground floor.

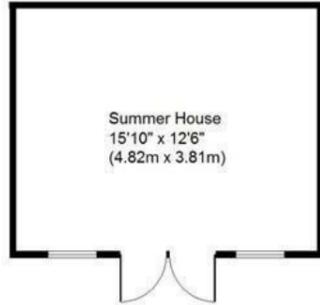
Additionally, the property boasts a charming summer house, which presents a versatile opportunity for use as a home office, games room, or gym, catering to your lifestyle needs.

Situated approximately half a mile from Walton-on-Thames station, this location offers excellent transport links, making it an ideal choice for commuters. With its great size and thoughtful layout, this family home is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home. Call Harnes Turner Brown on 01932 222266.

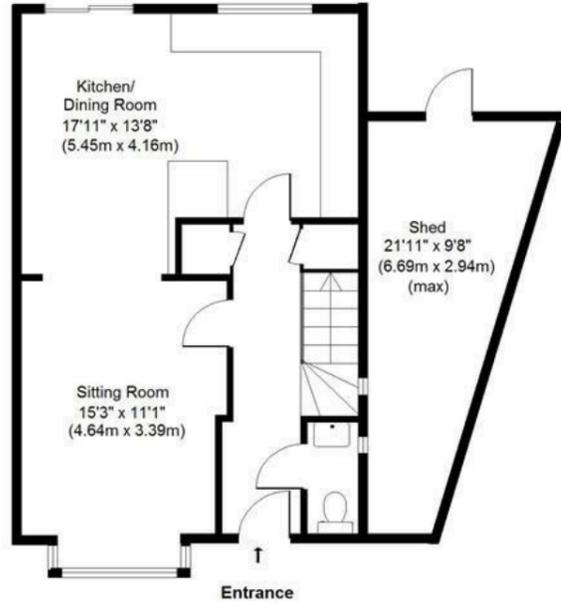


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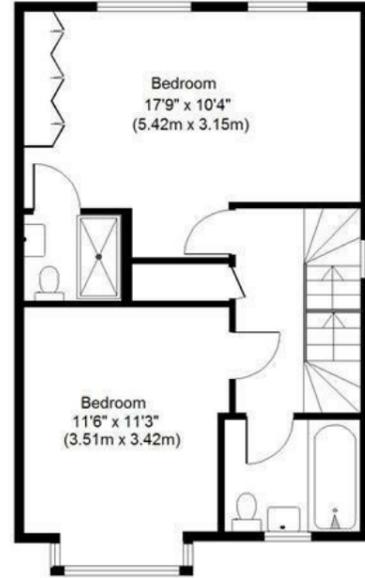
## Outbuilding



## Ground Floor



## First Floor



## Second Floor



Not to scale

Denotes reduced headheight

**Approximate Gross Internal Floor Area:**  
**167.6m sq (1,805sq ft)**

**House Main Area: 113.3m sq (1,220sq ft)**

**Limited Use Areas: 23.1m sq (249sq ft)**

**Outbuilding: 31.2m sq (336sq ft)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- THREE DOUBLE BEDROOMS
- SHORT WALK TO WALTON ON THAMES STATION
- LARGE COVERED VERANDA IDEAL FOR AL FRESCO DINING
- LARGE BESPOKE STORAGE SHED ATTACHED TO THE HOUSE
- ELMBRIDGE COUNCIL TAX BAND E
- TWO BATHROOMS AND TWO CLOAKROOMS
- FANTASTIC SUMMER HOUSE/HOME OFFICE/GAMES ROOM
- SPACIOUS OPEN PLAN LIVING/KITCHEN/DINING AREA
- EPC C

