

JAMES NEAVE
THE ESTATE AGENTS



Nova, 86a Queens Road Hersham Surrey KT12 5LN

£1,195,000





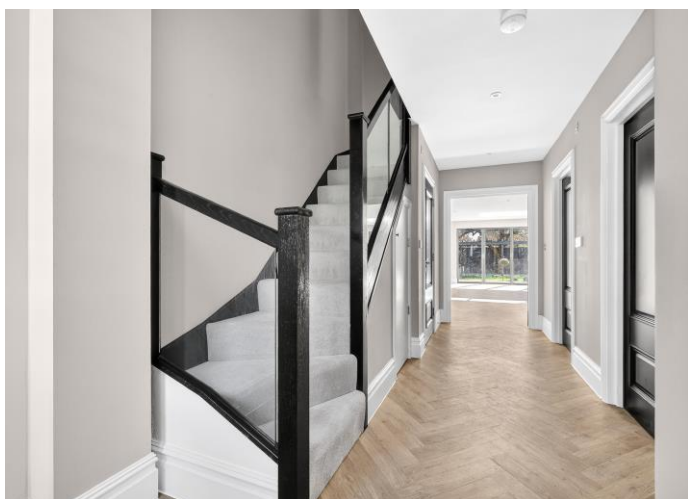
Queens Road, Walton-on-Thames, KT12

Total area: approx. 192.1 sq. metres (2067.7 sq. feet)



This floorplan is for illustrative guidance only and is not to be 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.

Now fully completed and ready for immediate occupation, Nova stands as a landmark addition to Hersham. This bespoke semi-detached residence is a masterclass in thoughtful design and premium craftsmanship, offering a sophisticated, "turn-key" alternative to the standard new-build market. Every detail has been meticulously refined to ensure this home is as functional as it is beautiful. The ground floor accommodation is anchored by a stunning Wooden Heart of Weybridge kitchen, finished to an exacting standard with integrated Siemens appliances and a 4-in-1 boiling water tap. This space flows effortlessly into an expansive open-plan living and dining area, which is flooded with natural light from a feature roof lantern and sleek bi-fold doors. To the front of the property, a separate, nicely spaced living room offers a more intimate retreat, perfectly balancing the home's social layout. Practicality is woven into the design with a dedicated utility room providing a second dishwasher and significant additional storage to keep the main living areas clutter-free. Elegant herringbone wood flooring spans the entire ground level, paired with the discrete luxury of underfloor heating and integrated air conditioning in key rooms for year-round climate control. The upper floors have been designed with luxury and privacy in mind. The first floor is dedicated to two substantial bedroom suites, led by a primary bedroom that serves as a true sanctuary, complete with a private dressing area and a high-specification en-suite. The second bedroom on this level is equally impressive, featuring generous built-in wardrobes and its own en-suite bathroom. This sense of space continues to the top floor, which offers a versatile arrangement of two further spacious bedrooms sharing a sophisticated Jack and Jill bathroom featuring Villeroy & Boch sanitaryware. Outside, the property continues to impress with a professionally designed, landscaped garden. Facing due south, the garden is a true suntrap, providing the perfect setting for all-day sunshine and alfresco entertaining. Nova also provides two dedicated parking spaces, an electric car charger, and a secure shed/bike store equipped with its own charging points. All of this is backed by a 10-year building warranty for total peace of mind. Located in the heart of one of Surrey's most charming villages, Nova offers a quintessentially English lifestyle with modern connectivity. The property is just a short stroll from the picturesque Hersham Green, where a vibrant community atmosphere meets everyday convenience, including a flagship Waitrose, local boutiques, and cozy independent cafes. Families are exceptionally well-catered for with an outstanding selection of educational options. Highly regarded state schools such as Burhill Primary and Three Rivers Academy are within easy reach, while the area is also home to some of the country's finest private institutions. Prestigious schools including St George's College (Weybridge), Feltonfleet, Notre Dame, and Danesfield Manor are all just a short drive away, offering world-class education for all ages. For the commuter, Hersham and Walton-on-Thames stations provide direct, fast links to London Waterloo in approximately 30 minutes, while the nearby A3 and M25 offer seamless access to the wider South East and London's major airports. To arrange your viewing or for further information, please contact our sales team today on 01932 221 331. EPC Rating B.



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.