

## 49, Queens Road, Hersham, Surrey, KT12 5NE

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>		<b>67</b>	<b>77</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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 £400,000 Freehold

Having been thoughtfully improved in recent years, this charming two-bedroom period cottage seamlessly combines modern practicality with a warm, welcoming feel. Situated in a well-regarded area of Hersham, the property is ideally suited to commuters and those seeking a convenient village location.

The accommodation is arranged over two floors and begins with an entrance porch leading into a front reception room. A central family room provides flexible living space, while a side conservatory offers an ideal area for home working or a quiet retreat. To the rear, the property features an upgraded kitchen and a modernised bathroom, both finished to a high standard.

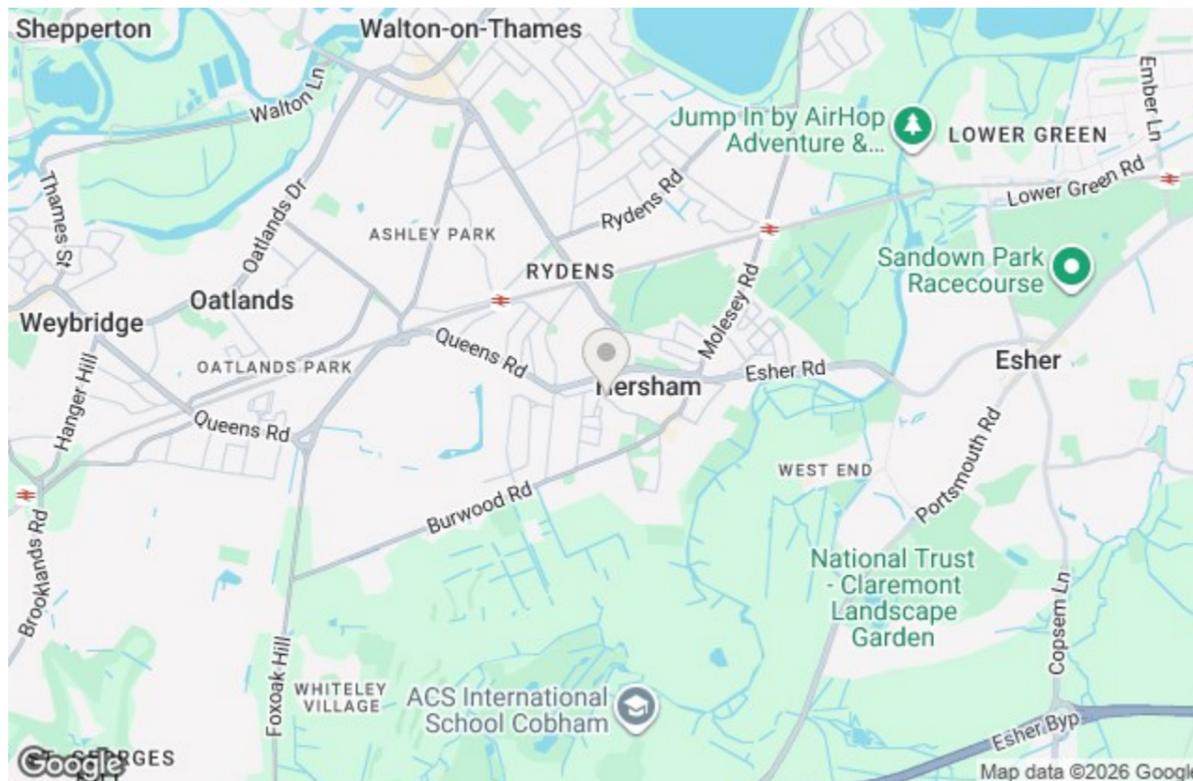
Upstairs, there are two generously proportioned double bedrooms, with the principal bedroom benefiting from the addition of a convenient WC. The property is presented in good order throughout, retaining much of its period charm while offering the advantages of modern improvements.

Externally, the rear garden is of a generous size, combining patio and lawn areas, and is enclosed by an attractive walled boundary. The garden also offers side access and a useful shed, adding practicality for everyday family life.

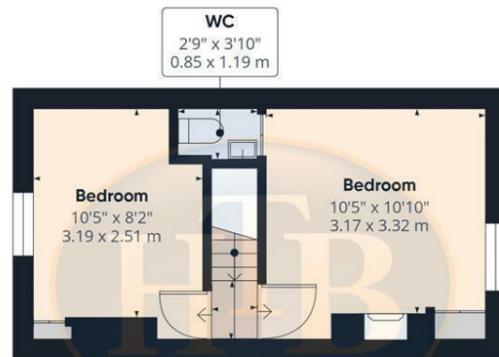
Recent improvements include a replacement combi boiler, full re-wiring, new windows, updated flooring, redecoration, and refurbished kitchen and bathroom areas, ensuring the property is ready to move into.

Ideally located approximately 0.7 miles from Walton-on-Thames mainline station, with direct services to London Waterloo, the cottage is also within easy reach of Hersham village centre, local amenities, and well-regarded schools.

EPC Rating: D.



# Queens Road, Hersham, Surrey, KT12 5NE



Approximate total area<sup>1)</sup>  
639 ft<sup>2</sup>  
59.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- POPULAR TWO BEDROOM COTTAGE
- POPULAR LOCAL SCHOOLS
- LARGE REAR SUNNY GARDEN
- RECENTLY UPDATED BOILER, WINDOWS AND ELECTRICS
- WALKABLE TO HERSHAM VILLAGE
- SHORT WALK TO WALTON TRAIN LINE
- EPC D
- COUNCIL TAX BAND D

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract