



St Peters Lodge Burwood Road Hersham Surrey KT12 4AA

£610,000



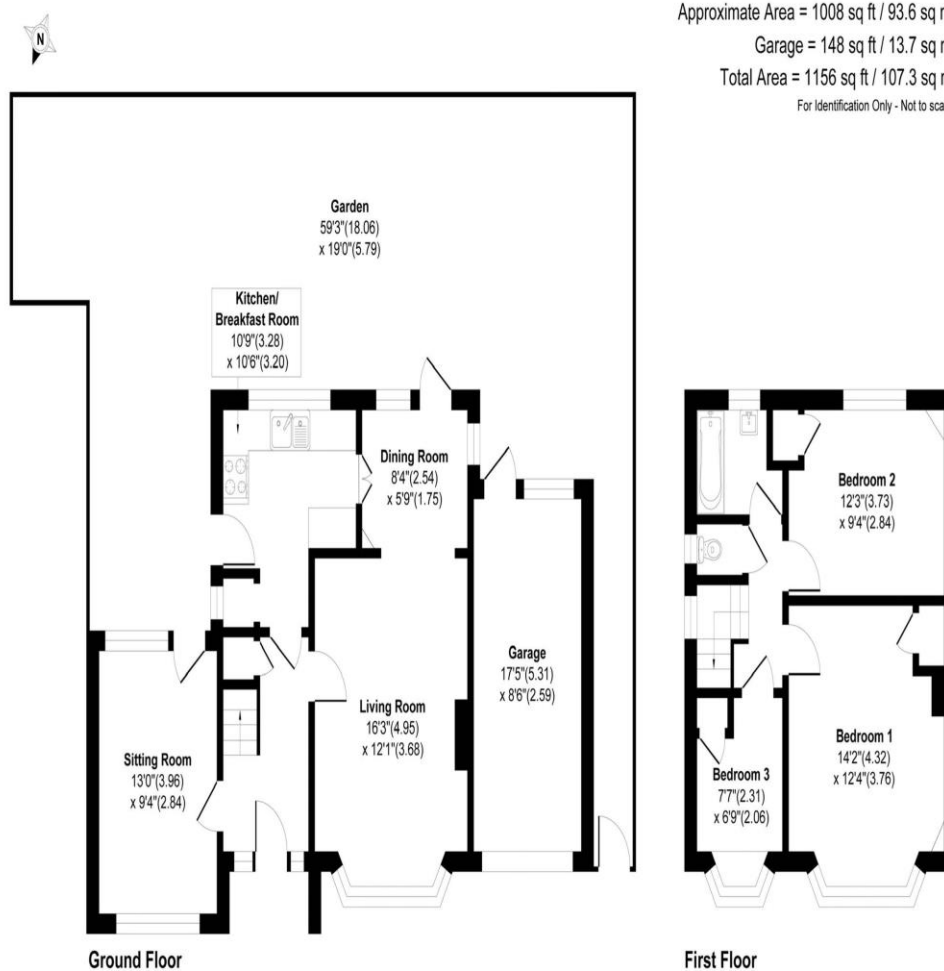
St Peters Lodge, Burwood Road, Hersham KT12

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 148 sq ft / 13.7 sq m

Total Area = 1156 sq ft / 107.3 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents by FJcam Productions.



For sale with no onward chain, a charming three-bedroom detached home, complete with a garage, off-street parking, and a south-facing garden. All perfectly located within the heart of Hersham village. Internally, this is a great family home offering plenty of potential to extend and improve, subject to the usual permissions. The ground floor features two reception rooms alongside a separate kitchen, thoughtfully modernised within the last few years. Upstairs, you'll find two double bedrooms and a traditional third bedroom, common for homes of this age. The family bathroom has also been modernised for your convenience, and there's loft access for additional storage. Outside, the property offers a mature front garden with off-street parking and direct access to your garage. The south-easterly facing rear garden provides a lovely sunny aspect, dappled through the surrounding trees. You'll also enjoy the picturesque backdrop of neighbouring St Peter's Church. The location is simply superb, just moments from the popular Hersham Village Green and an excellent range of local amenities. Think Waitrose, Lidl, Costa Coffee, a Post Office, and a fantastic selection of pubs and eateries. A doctors' surgery and the highly regarded Burhill Primary School are also just a stone's throw away. Plus, you have fantastic transport links with both Walton and Hersham mainline stations, local bus routes, easy access to Heathrow airport, and the M25/A3/M3 network. EPC Rating: D.



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.