



35 Old Esher Road, Hersham, Surrey, KT12 4LB

Guide Price: £895,000 Freehold

AN ATTRACTIVE AND IMMACULATELY PRESENTED DETACHED FAMILY HOME WITH A STUNNING REAR GARDEN, IN A POPULAR RESIDENTIAL LOCATION WITHIN EASY REACH OF THE RAIL STATION

Reception hall - Cloakroom - Living room - Dining room - Fitted kitchen with integrated appliances - Utility room - Principal bedroom with en suite - 3 further bedrooms - Family bathroom & WC - Gravel driveway parking for 3-4 vehicles - Stunning and secluded rear garden - Potential to extend (STPP)
Council Tax band: F

We're delighted to offer for sale this **outstanding four-bedroom detached house**, brought to the market for the first time in almost 50 years. This superb family home, **in the heart of Hersham village**, has been exceptionally well cared for by its long-term owners and combines **generous proportions, natural light and a warm, welcoming feel throughout**.

The ground floor offers **an elegant flow of living spaces**, including a **bright living room** overlooking the garden and a **separate dining room**, ideal for family gatherings or entertaining. The **fully fitted kitchen** is complemented by a practical **utility room and a cloakroom**, ensuring the home functions effortlessly for modern family life. The **impressive principal double bedroom** benefits from an en suite shower room and fitted wardrobes. Upstairs, there are **three further bedrooms**, which are well-proportioned with two of the bedrooms featuring fitted wardrobes.

One of the standout features of this superb home is the **glorious south-facing rear garden** — a beautifully established and **lovingly maintained outdoor space** with mature trees, colourful shrubs and thoughtfully planted borders. It provides **exceptional privacy and a sense of seclusion** rarely found so close to local amenities. Whether you **enjoy gardening, outdoor dining or simply relaxing in a peaceful setting**, this garden offers something truly special. The property also benefits from **driveway parking for 3-4 vehicles** and offers excellent **potential to extend (subject to the usual consents)**, giving future owners the opportunity to tailor the home to their needs.

Homes of this calibre, with such a long and cherished ownership, rarely come to market. With its generous accommodation, glorious garden and scope for future enhancement, this is an exceptional family home in a sought-after Hersham location

Hersham

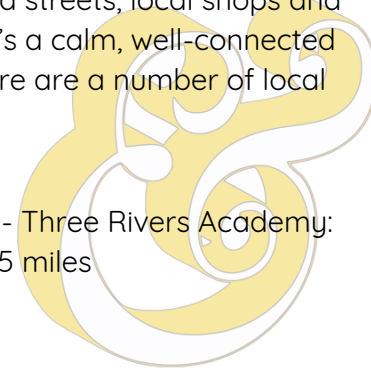
Hersham offers a **relaxed village feel with plenty of green space, good schools and a friendly community atmosphere**. Tree-lined streets, local shops and easy access to the River Mole make it an appealing place to settle, while **fast rail links to London** keep it practical for commuters. It's a calm, well-connected Surrey location that suits families and professionals alike. Transport links are excellent, with easy access to the A3 and M25, and there are a number of local bus routes available to Hersham, Esher, Walton on Thames and Kingston.

Rail stations: Hersham: 0.8 miles - Walton on Thames: 1.4 miles - Esher: 2.2 miles

Schools: Cardinal Newman Catholic Primary School: 0.3 miles - Bell Farm Primary School: 0.5 miles - Burhill Primary School: 0.7 miles - Three Rivers Academy: 0.6 miles - Burwood Forest School: 0.8 miles - Walton Leigh School: 1.2 miles - ACS International School, Cobham: 3.5 miles

Walton on Thames: 1.5 miles - Esher: 2 miles - Weybridge: 3.5 miles - Kingston Upon Thames: 6 miles

(all distances are approximate)

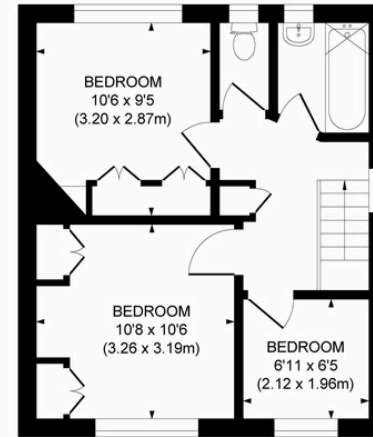
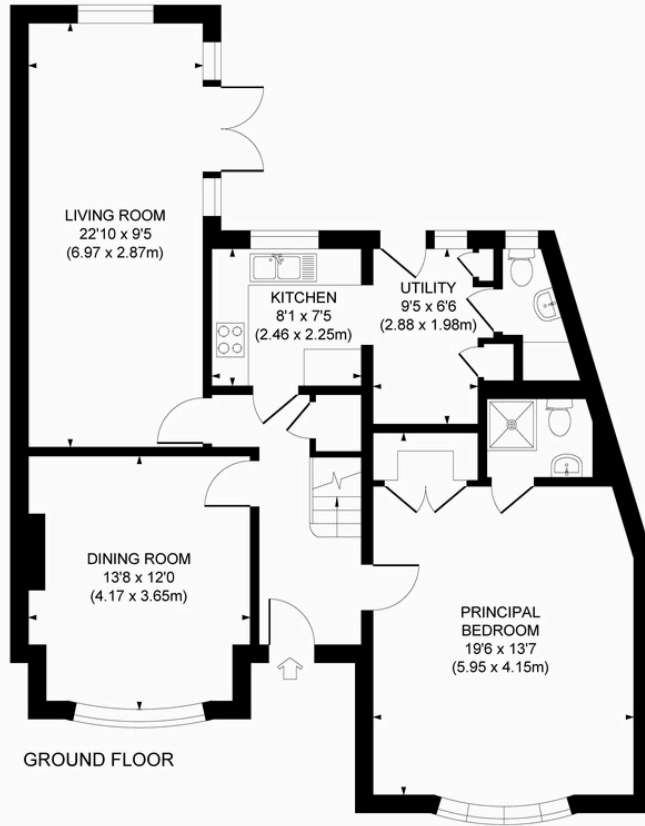








Approximate Gross Internal Area
 1,305 sq. ft / 121.29 sq. m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Elizabeth Hunt & Associates Ltd
 Meadows, Calvert Road
 Effingham, Surrey, KT24 5SR

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