

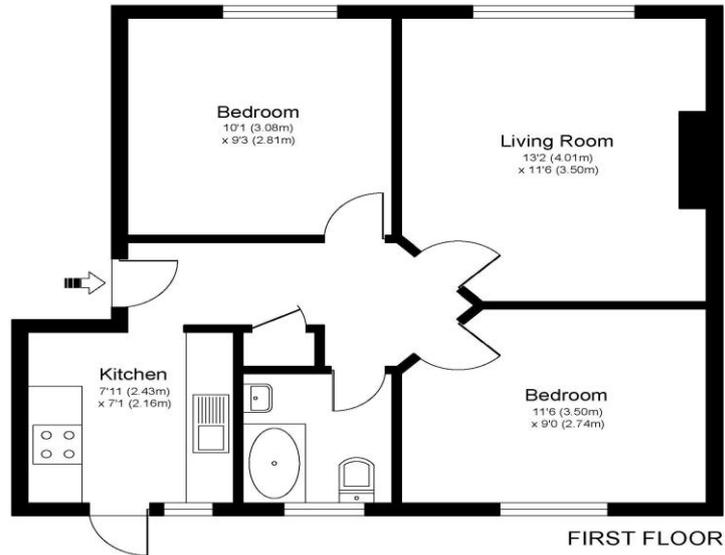


13 Dallington Close Hersham Surrey KT12 4JG

£285,000



DALLINGTON CLOSE, HERSHAM, KT12



Approximate Gross Internal Floor Area: 47 m sq / 510 sq 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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

Discover this fantastic two-bedroom, first-floor apartment situated in the highly desirable 'Back Green' area of Hershams. Presented in excellent condition throughout, the property features a bright and airy lounge with dedicated dining space and a separate, newly fitted contemporary kitchen. A standout feature is the private balcony leading directly from the kitchen, with stairs providing convenient access to the rear. Both bedrooms are comfortable doubles, complemented by a modern, fully equipped white bathroom suite. This home offers significant peace of mind with a long lease of 117 years remaining and notably low monthly charges. Ideally located, you are just a short stroll from Hershams Village and its superb amenities, including Waitrose, Lidl, Costa, and the local doctor's surgery. With the picturesque green spaces of Back Green and the Village Green right on your doorstep, this property perfectly balances village charm with modern convenience. Residents also benefit from Walton on Thames train station being situated approximately 1 mile away giving fast train access to London Waterloo. EPC Rating: C



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.