

Seymours

Clarence Close
Hersham, Surrey, KT12 5JX

£795,000 Asking Price

Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 1288 sq. ft
- Walton - 0.5 miles
- Three Bedroom Detached House
- Very Close To Walton Station
- Cul-De-Sac Location
- 21' Lounge/Diner
- Kitchen/Breakfast Room
- Downstairs WC
- Driveway For Multiple Cars And Garage
- Good Size Rear Garden
- No Onward Chain
- Convenient Hersham Location
- Ideal For Families And Commuters
- Close To Highly Regarded Schools

A WELL-PRESENTED THREE-BEDROOM DETACHED HOME WITH GENEROUS PARKING, A PRIVATE GARDEN ANDIN A CONVENIENT HERSHAM LOCATION

Situated at the end of a pleasant and peaceful cul-de-sac in Hersham, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families, professional couples or those looking to enjoy a convenient village lifestyle. Particularly well positioned, the property is approximately 0.5 miles from Walton-on-Thames mainline railway station, providing excellent transport links into London and close to highly-regarded schools.

The ground floor offers a superb 21ft lounge/dining room, creating a wonderful space for both everyday family living and entertaining. This bright and welcoming reception room enjoys patio doors opening directly onto the rear garden, allowing plenty of natural light to flow through and providing an excellent connection between indoor and outdoor living.

The kitchen/breakfast room is well equipped with a range of fitted appliances and an excellent selection of cupboard storage, with a further door providing convenient side access. A recently refitted downstairs cloakroom/WC completes the ground floor accommodation.

Upstairs, there are three particularly well-proportioned bedrooms, all enjoying good natural light and offering comfortable accommodation. The family bathroom is fitted with a contemporary white suite, complemented by modern tiling and a bath with shower attachment over.

Externally, the property continues to impress. To the front, there is a generous driveway providing off-street parking for several vehicles, leading to a single garage which benefits from both a traditional up-and-over door and additional side access. To the rear, the attractive and particularly well-maintained garden is a real feature, being wider than average, predominantly laid to lawn and enjoying a good degree of privacy. There is also a useful garden shed, providing additional storage.

An excellent opportunity to acquire a detached family home in a quiet residential setting, conveniently located for Walton-on-Thames station, local amenities and the many attractions of Hersham village.

Location
Transport Links
Walton-on-Thames 0.5 miles
Hersham 0.91 miles

Schooling Facilities
Primary
Bell Farm Primary School
Cardinal Newman Catholic Primary School
Cleves School

Secondary
Heathside Walton
Three Rivers Acedemy
Esher CofE High School

Council tax band: Tax band F
Local authority: Elmbridge Borough Council
Tenure: Freehold





VERY CLOSE TO WALTON MAINLINE STATION

A WELL-PRESENTED THREE-BEDROOM DETACHED HOME WITH GENEROUS PARKING & PRIVATE GARDEN

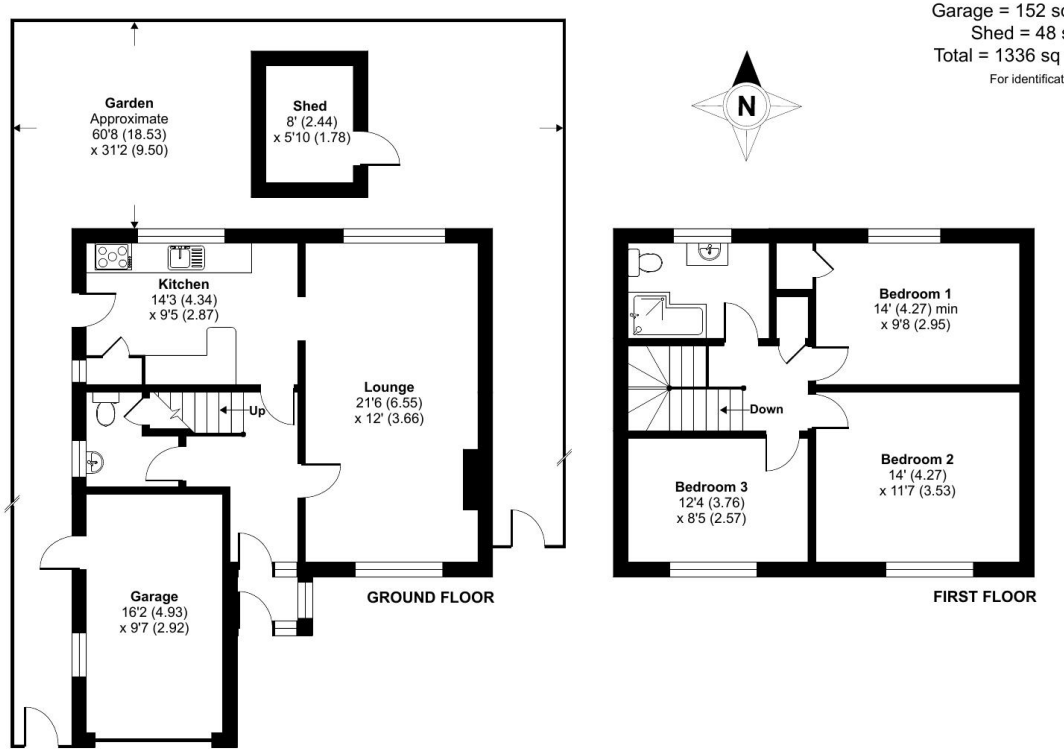




Floorplan

Clarence Close, Hersham, Walton-on-Thames, KT12

Approximate Area = 1136 sq ft / 105.5 sq m
Garage = 152 sq ft / 14.1 sq m
Shed = 48 sq ft / 4.5 sq m
Total = 1336 sq ft / 124.1 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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