



Property details

 2 bedrooms

 1 bath

 EPC Rating D

 824 sq. ft

 Hersham 1.1 miles

- Charming two-bedroom cottage
- Spacious reception room with fireplace
- Wooden shutters and wooden flooring
- Open-plan kitchen/dining area with integrated kitchen appliances and breakfast bar
- Downstairs WC
- Bi-fold doors opening onto the garden
- Principal bedroom with fireplace and fitted wardrobes
- Bright family bathroom
- Pretty garden with decking and lawn and outdoor shed
- Convenient Hersham location, close to local amenities and transport links.

A charming and beautifully presented two-bedroom cottage, ideally situated on Police Station Road, Hersham, combining period character with stylish modern living. The property offers a warm and inviting atmosphere throughout, with attractive original-style features, generous natural light and a lovely garden.

The spacious reception room provides a welcoming first impression, featuring a character fireplace, wooden shutters and attractive wooden flooring. This versatile space offers plenty of room for comfortable seating and entertaining.

To the rear, the home opens into a superb open-plan kitchen and dining area, creating a fantastic social space for modern family life and entertaining. The kitchen is fitted with integrated appliances and complemented by tiled flooring, with a useful breakfast bar providing a relaxed spot for morning coffee or informal dining. Bi-fold doors open directly onto the garden, seamlessly connecting the indoor and outdoor spaces and allowing an abundance of natural light into the room.

Upstairs, there are two bedrooms. The principal double bedroom is a particularly attractive room, featuring its own fireplace, wooden shutters, fitted wardrobes and plenty of natural light. The second bedroom is a useful single room, ideal as a child's bedroom, home office or guest room.

The family bathroom is finished with attractive white tiling and includes a bath with shower over, creating a practical and bright bathroom suite.

Outside, the property benefits from a pretty private garden, thoughtfully arranged with a decking area providing an ideal space for outdoor seating and entertaining. There is also a lawned area and an outdoor shed, offering useful storage.

Located on Police Station Road in Hersham, the property is well placed for the local amenities, shops, cafés and services of Hersham village, while also providing convenient access to nearby transport links. Hersham mainline station is approximately 1.1 miles away, offering regular services towards London Waterloo and making the property well suited to commuters.

Location

Transport Links

Walton-on-Thames 1.2 mile
Hersham 1.1 miles

Schooling Facilities

Primary
Burhill Primary School
Cleves School
Bell Farm Primary School
Cardinal Newman Catholic Primary School

Secondary
Heathside School Walton
Cobham Free School
Esher High School
Three Rivers Academy

Council tax band: Tax band D

Local authority: Elmbridge Borough Council

Tenure: Freehold



Convenient Hersham location, close to local amenities and transport links.

Charming two-bedroom cottage with pretty garden



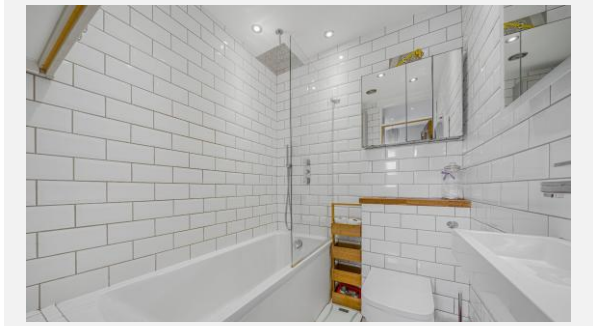
Floorplan

Police Station Road, Hersham, Walton, KT12

Approximate Gross Internal Area = 824 sq ft - 77 sq m



This floorplan is for guidance only and does not form part of an offer or contract.
Buyers or tenants should verify all details through inspection, searches, and surveys.
Measurements are approximate and should not be relied upon for valuation or transactions.
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