



## Property details

 4 bedrooms

 2 baths

 EPC Rating D

 1499 sq. ft

 0.9 miles Hersham

- Four-bedroom detached family home
- Two reception rooms plus separate study
- Principal bedroom with fitted wardrobes & en-suite
- Fitted wardrobes to all the double bedrooms
- Additional en-suite bathroom
- Well-appointed kitchen with integrated appliances, breakfast bar and side access
- Separate utility room
- Two downstairs WCs
- Large approximately 70ft rear garden mainly laid to lawn and with patio area
- Patio, lawn, established shrubbery & garden shed
- Large front garden and driveway parking for multiple vehicles, plus integrated garage
- Potential to extend, subject to the usual planning consents
- Close to Hersham Village, shops, amenities, highly regarded local schools and Hersham mainline station

An impressive and spacious four-bedroom detached family home, ideally positioned in the popular Hersham area, offering generous and versatile accommodation together with a substantial garden, excellent parking and an integrated garage.

The property offers two large reception rooms, a separate study, utility room and two downstairs WCs. The main living room is particularly spacious, featuring a fireplace and double doors opening into the second reception room, which incorporates a dining area — an excellent arrangement for both everyday family life and entertaining.

The well-appointed kitchen provides plenty of cupboard and worktop space, integrated appliances and a useful breakfast bar, with convenient side access to the garden. A separate utility room adds further practicality.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, excellent natural light and direct access to an en-suite bathroom/shower room. The remaining bedrooms also feature fitted wardrobes, with the fourth currently used as a home office. There is an additional en-suite bathroom.

Outside, the property enjoys an impressive approximately 70-foot rear garden, mainly laid to lawn with a generous patio, established shrubbery and garden shed. To the front is a large garden and substantial driveway providing parking for multiple vehicles, together with an integrated garage. There is also potential to extend, subject to the usual planning consents.

The property is well placed for the amenities of Hersham Village, with Hersham Green and the surrounding village centre offering everyday shopping, cafés, restaurants and supermarket facilities.

The area is also popular with families with local highly regarded schools some of which include Burhill Primary School and Cardinal Newman Catholic Primary School together with Heathside Walton and Three Rivers Academy for secondary education. For commuters, Hersham mainline station is conveniently located within the village and provides direct services towards London Waterloo in approximately 20 minutes.

With its generous accommodation, substantial garden, ample parking and convenient position for Hersham Village, schools, local amenities and mainline rail services, this is a versatile family home offering considerable scope for modern family living.

### Location

#### Transport Links

Walton-on-Thames 1.2 miles

Hersham 0.9 miles

#### Schooling Facilities

Primary

Bell Farm Primary School

Cardinal Newman Catholic Primary School

Cleves School

Burhill Primary School

Secondary

Three Rivers Academy

Walton Leigh School

Claremont Fan Court School

Heathside School

**Council tax band:** Tax band F

**Local authority:** Elmbridge Borough Council

**Tenure:** Freehold



Close to Hersham mainline  
station

Potential to extend, subject  
to the usual planning  
consents



## Floorplan

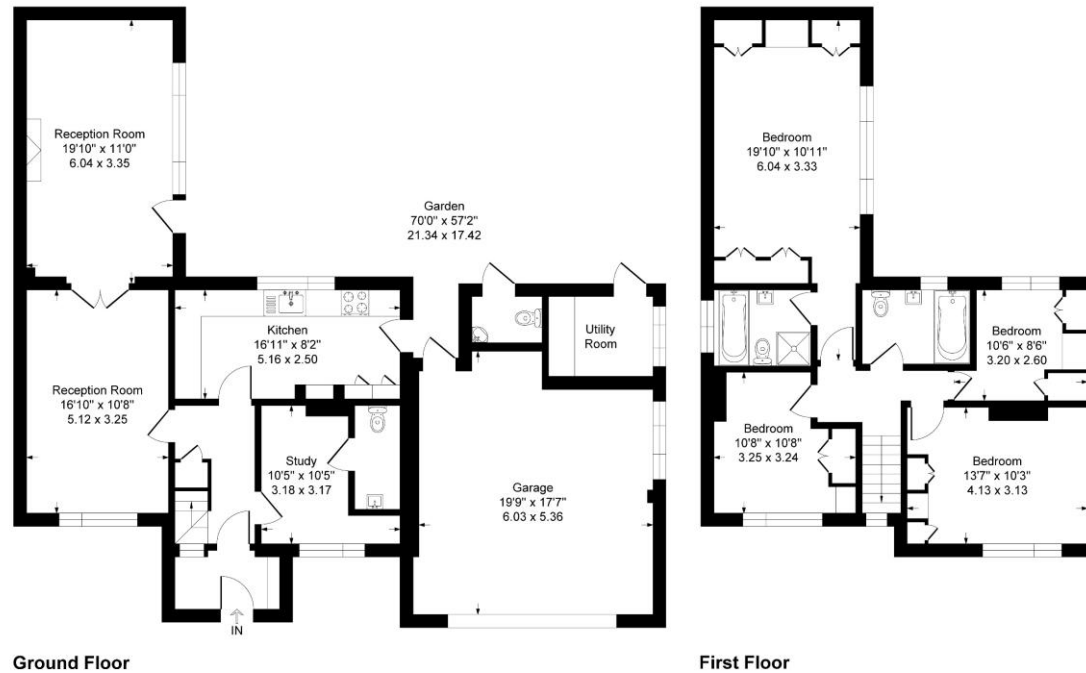
### Thrupps Lane, Hersham, Walton, KT13

Approximate Gross Internal Area = 1499 sq ft - 139 sq m

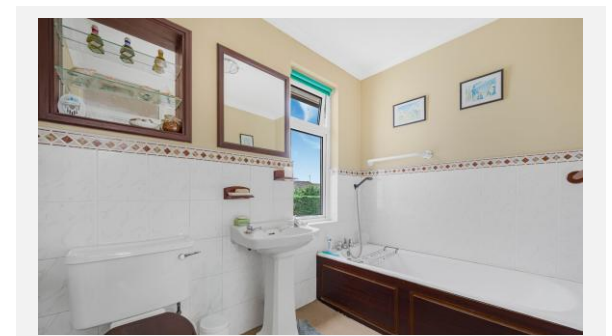
Garage Area = 320 sq ft - 30 sq m

Utility/W.C = 65 sq ft - 6 sq m

Total = 1884 sq ft - 175 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. [www.evolveindon.co.uk](http://www.evolveindon.co.uk)



Walton On Thames office 2 The Wellington, 60 High Street, Walton-On-Thames, Surrey, KT12 1FL

01932 629600 / [sales@seymours-walton.co.uk](mailto:sales@seymours-walton.co.uk) / [seymours-estates.co.uk](http://seymours-estates.co.uk)

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