

Southdown Road
Hersham, Surrey, KT12 4PJ
£750,000 *Asking Price*



Property details

-  4 bedrooms
-  3 bath
-  EPC Rating B
-  1438 sq. ft
-  Hersham 0.6 miles
 - Three/Four Double Bedrooms
 - Modern kitchen/dining/family room
 - Self-contained annexe
 - Office/gym outbuilding
 - Garage & utility room
 - Three bathrooms/WCs
 - Front & rear gardens
 - Solar energy system with 6kW battery.
 - NO ONWARD CHAIN

**** EPC RATING B + NO ONWARD CHAIN ****Offering an impressive blend of modern family living, versatility and excellent outside space, this beautifully presented three-bedroom home enjoys a desirable position within the popular village of Hersham.

Thoughtfully arranged across two floors, the property combines generous living accommodation with a superb self-contained annexe, making it particularly appealing to families seeking flexible space for dependent relatives, older children, guests or those working from home.

On entering the property, the welcoming entrance hall leads into a front-aspect lounge, providing a comfortable and inviting reception space. To the rear, the heart of the home is the impressive modern fitted kitchen/dining/family room, designed around contemporary family life and entertaining, with direct access onto the garden. Engineered oak flooring flows throughout the main living areas, creating a stylish and cohesive finish. A useful ground-floor WC/shower room adds further practicality.

The first floor provides three well-proportioned double bedrooms, complemented by a modern fitted family bathroom. Built-in storage cupboards provide valuable additional storage and help maintain the clean, uncluttered feel of the accommodation.

A particularly attractive feature of the property is the self-contained annexe, complete with its own WC/shower room and private side access. Offering genuine flexibility, this space could suit a variety of uses, from guest or family accommodation to a home office, teenager's retreat or independent living space, subject to the purchaser's requirements.

The property enjoys an attractive front garden with side access leading through to the rear garden. The rear garden provides an excellent extension of the living space and includes a versatile office/gym outbuilding, ideal for those looking for dedicated space to work, exercise or pursue hobbies away from the main house.

Further benefits include a separate garage with adjoining utility room, together with rear access to both the garden and garage, providing excellent practicality and additional storage.

The property also benefits from a solar energy system with 6kW battery, offering the potential to generate renewable electricity and help reduce reliance on grid-supplied energy, which may prove advantageous in managing household running costs.

Set in the popular village of Hersham, Southdown Road is well placed for local amenities, with Hersham Green, the village shops, cafés and Waitrose close by. Walton-on-Thames provides an excellent choice of shopping, dining and leisure facilities at The Heart.

Families are well served by a selection of local schools, including Bell Farm Primary, Burhill Primary, Cardinal Newman Catholic Primary and Three Rivers Academy. For commuters, Hersham station offers direct services to London Waterloo, while Walton-on-Thames station provides an additional rail option. Road connections via the A244, A317 and M25 provide convenient access towards Weybridge, Esher, London and Heathrow. Offering three double bedrooms, a stylish kitchen/dining/family room, self-contained annexe, garage, utility room, office/gym outbuilding and solar energy, this versatile home is ideally suited to modern family living, multi-generational use and home working.

Location

Transport Links

Hersham – 0.6 miles

Schooling Facilities

Primary

Bell Farm Primary School

Burhill Primary School

Cardinal Newman Catholic Primary School

Secondary

Three Rivers Academy

Walton Leigh School

Notre Dame Senior School

Heathside School Walton

Council tax band: Tax band E

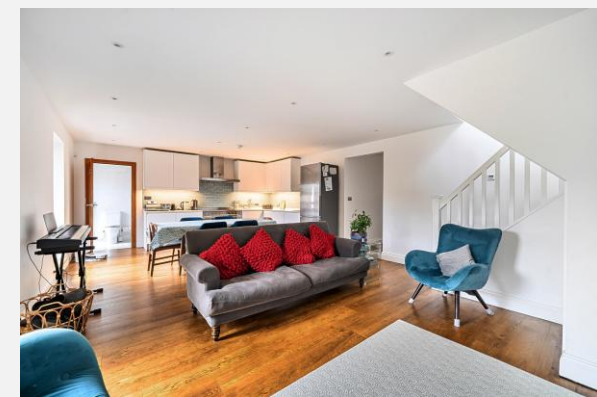
Local authority: Elmbridge Borough Council

Tenure: Freehold

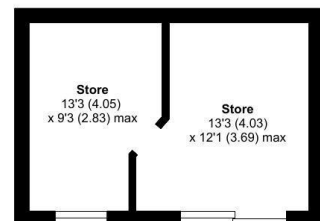


Popular Hersham Location
Near to Schools, Amenities
And Transport Links

Appealing Four Bedroom
Semi-Detached Home With
No Onward Chain



Floorplan



OUTBUILDING

Garden
Approximate
49'5 (15.05)
x 39'1 (11.00)



Southdown Road, Hersham, Surrey, KT12

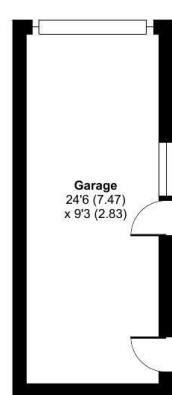
Approximate Area = 1438 sq ft / 133.5 sq m

Garage = 228 sq ft / 21.1 sq m

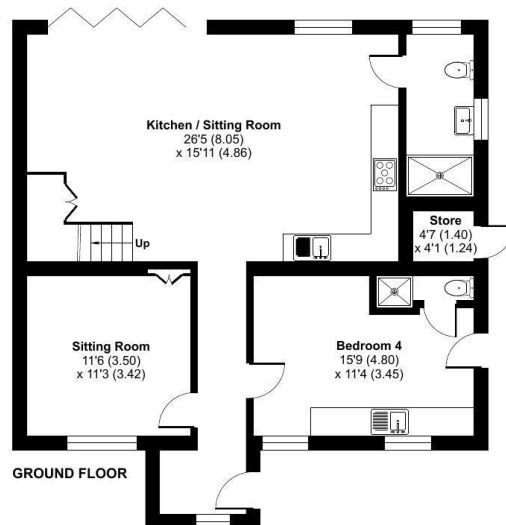
Outbuilding = 274 sq ft / 25.4 sq m

Total = 1940 sq ft / 180 sq m

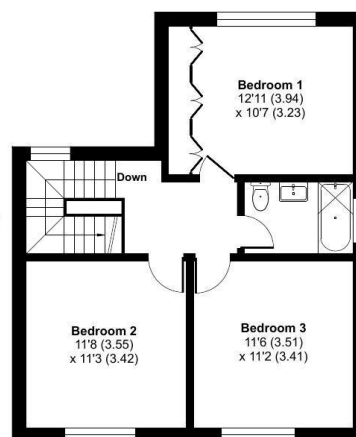
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GARAGE



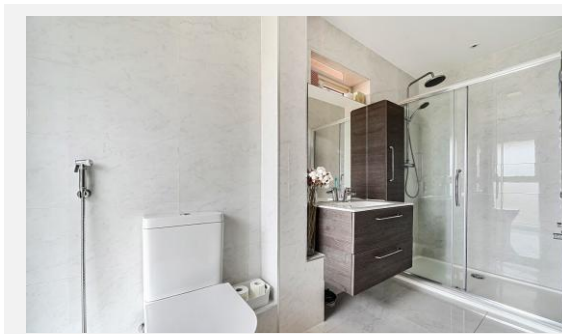
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1528683



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