



## IMPOSING DOUBLE FRONTED HOUSE RETAINING MANY OF ITS ORIGINAL FEATURES

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69 HERSHAM ROAD, WALTON-ON-THAMES,  
SURREY KT12 1LL

Freehold

savills

ALTERED IN MORE RECENT YEARS TO MORE  
THAN MEET THE DEMANDS OF MODERN  
LIVING

69 HERSHAM ROAD, WALTON-ON-THAMES,  
SURREY KT12 1LL

**Freehold**

Less than half a mile to Walton mainline station ♦ about half a mile to Walton high street ♦ generous rear garden (126 ft.) ♦ 2 reception rooms ♦ open plan kitchen/breakfast/conservatory ♦ 5 bedrooms (3 en suites) ♦ family bathroom ♦ study ♦ utility room ♦ cloakroom ♦ EPC rating = D

**Situation**

Walton-on-Thames town centre has a range of high street chains and individual boutiques, including a new Sainsbury's supermarket, the new 'Heart' shopping centre plus a good mix of pubs, restaurants and cafes.

Walton mainline station has a regular service to London Waterloo in approximately 26 minutes. The M25 (Junction 10) is 5 miles away giving access to the motorway network. Central London is 20 miles via the A3 (2.5 miles). Heathrow (16 miles) and Gatwick airport (23 miles) are both within easy reach. (Please note all distances are approximate).

The local area offers an excellent selection of highly respected schools, both state and private, and there is a wide choice of recreational facilities including health clubs such as David Lloyd and St George's Hill Tennis Club. The River Thames and River Wey offer water sports, there is racing at Kempton and Sandown Parks and numerous golf courses nearby.





### Description

From the moment you walk through the front door this home invites you in.

The original features throughout include open fireplaces, box bay windows and dado rails. Original wood flooring runs throughout the ground and first floor accommodation.

The drawing/dining room, running the length of the property, has a generous box bay window to the front and double doors out to the back flooding the room with light.

The living room retains original character, visible in the large box bay window and open fireplace providing the focal point.

The kitchen/breakfast room is fitted with cream units, contrasting worktops and tiled flooring. This opens up to the conservatory, with the informal dining area, which enjoys views of the garden and access out to the decking area, a great space to entertain your friends and family.

The utility room and bright study lead off the kitchen, and the cloakroom completes the accommodation on this floor.

The staircase leads you up to the first floor landing where there are four bedrooms, all good sizes with fitted wardrobes and two with en suites, and a separate family bathroom.

The top floor comprises the fabulous master bedroom with a dressing area and en suite shower room.

Externally you approach the property via a gated gravel driveway with parking for several cars. The property also benefits from having a garage. A true feature is the large 126 ft. deep rear garden laid mainly to lawn with ample space for children to play.

### Tenure:

Freehold

### Local Authority:

Elmbridge Borough Council

### Viewing:

Strictly by appointment with Savills

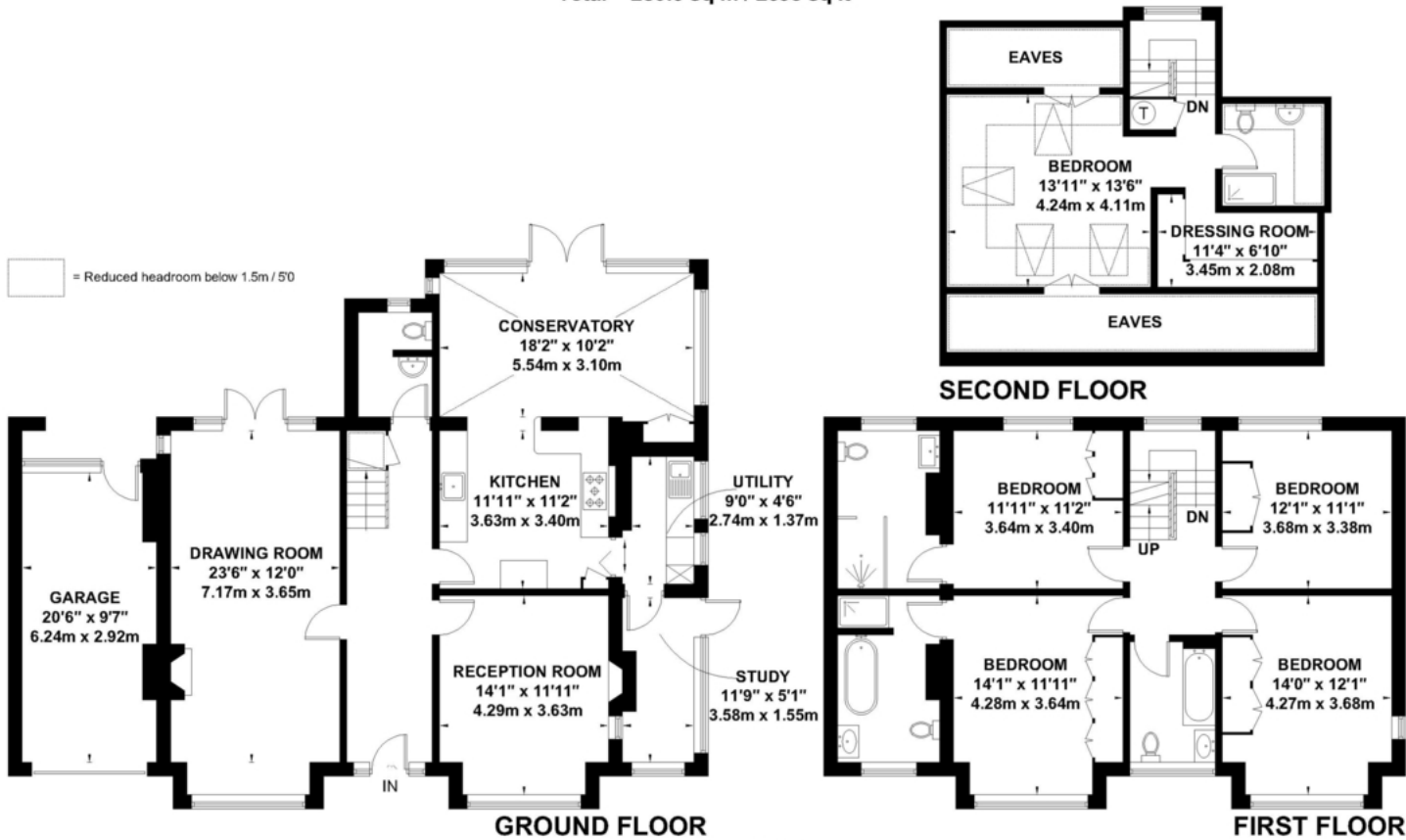


# Hersham Road, Walton-on-Thames

Approximate Gross Internal Area = 232.4 sq m / 2502 sq ft  
(Excluding Eaves)

Garage = 18.2 sq m / 196 sq ft

Total = 250.6 sq m / 2698 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Savills Weybridge  
weybridge@savills.com  
01932 838000

savills.co.uk