



Recently refurbished Victorian semi-detached cottage

7 Green Lane, Hersham, Walton-on-Thames, Surrey KT12 5HD

Freehold



Victorian cottage • Recently extended and renovated •
Open plan kitchen/breakfast room • Wet underfloor
heating • Off street parking for two cars

Local information

Hersham Village boasts a large Waitrose and a Lidl as well as a selection of shops, restaurants and cafés. Hersham also has some excellent pubs that draw visitors from beyond the local area to enjoy the food, drink, atmosphere and occasional live music too.

Garson's Farm is a local family run business on the borders of Hersham. Offering fresh farm produce, including pick your own fruit and vegetables, as well as gifts, a well-stocked garden centre and café. A fabulous trip out for the whole family throughout the year.

For those who love sports, Hersham is home to Esher Rugby club, football and golf clubs and cricket too. The village also offers other activities and clubs for children and adults such as dance. There is a ceramic café in the town for those who want to spend time together doing something creative.

Hersham train station is on the direct line into London Waterloo from 24 mins. Perfect for those who travel into town for work or who enjoy London nights out. Hersham Village is also within easy access of M25 Junction 10 and the A3. (Distance and times are approximate)

About this property

This beautiful Victorian cottage has been tastefully refurbished to blend modern living with lovely character features.

The main living room has a Victorian fireplace making for the focal point and has useful built in cupboard and book storage. The modern open plan kitchen/breakfast room is fitted with a chic Intoto kitchen and features an island with bar seating. The skylight above the dining area along with the full length sliding doors, allows an abundance of light to flood in creating a versatile living space, perfect for entertaining friends and family. The ground floor also has a modern wet room with wet underfloor heating, Porcelanosa tiles and there is a separate utility room off the kitchen.

On the first floor there are three good sized double bedrooms, one of which is currently used as a dressing room. There is also a modern family bathroom featuring Porcelanosa porcelain tiles and complete with a separate bath, wet room shower and wet underfloor heating.

There is a large rear garden which is mainly laid to lawn, with a surrounding flower bed and a separate patio. To the front of the property there is a driveway with parking for 2 cars.

Tenure

Freehold

Local Authority

Elmbridge Borough Council

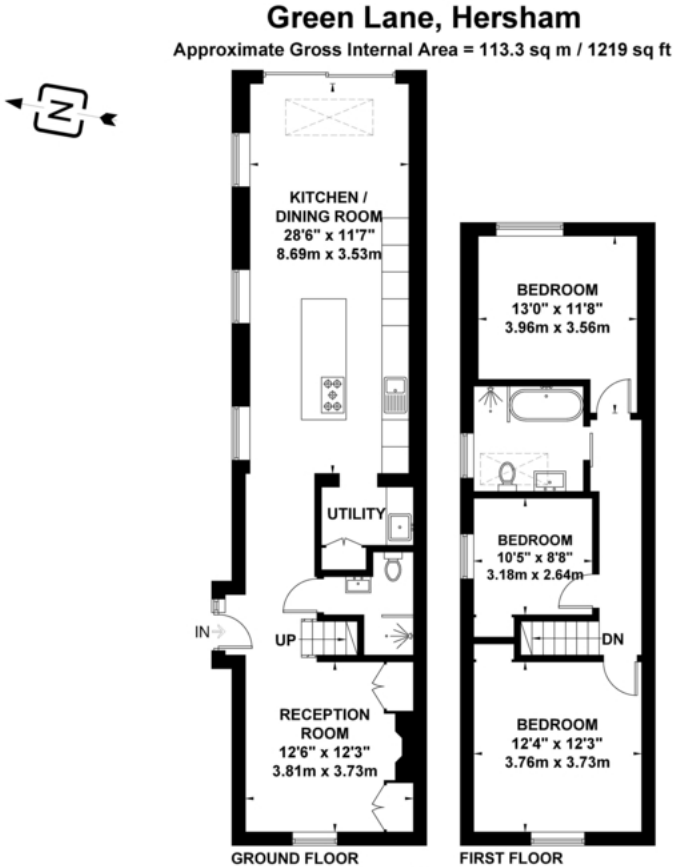
EPC rating = C

Viewing

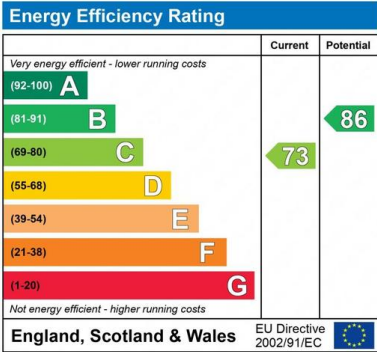
Strictly by appointment with Savills







Exposure House © 2021
www.exposure.house
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 purpose only. Measured and drawn 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.



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12020152 Job ID: 155020 User initials: SMS