

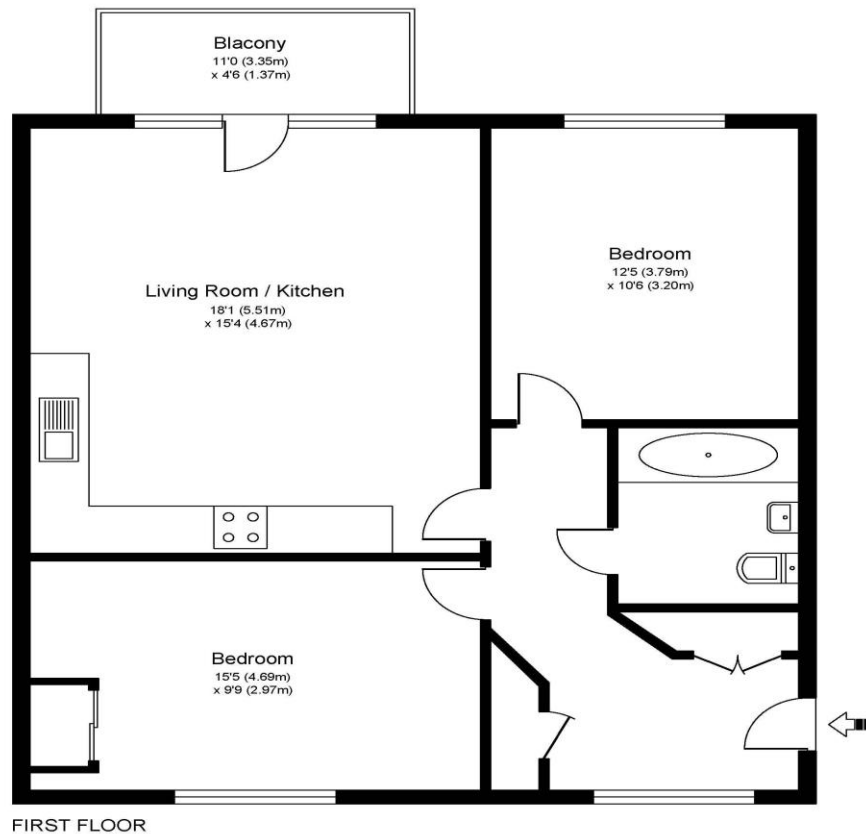


Flat 4, 3 Alderson Grove, Hersham KT12 5EG

Shared Ownership £154,000 for 40%



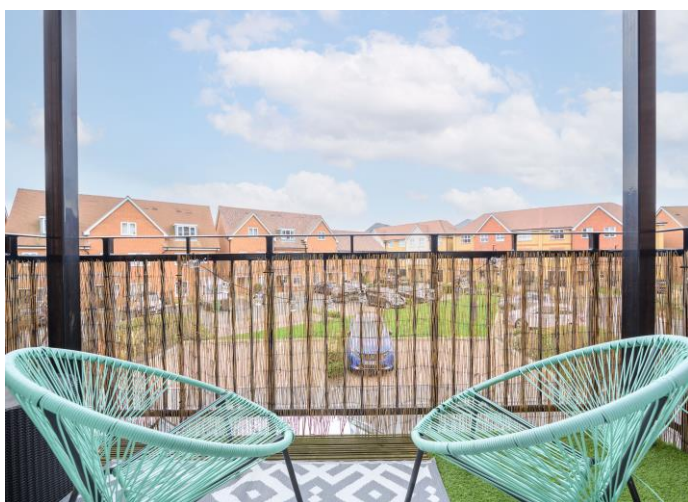
ALDERSON GROVE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 66 m sq / 715 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A beautifully presented four-bedroom semi-detached house which offers fantastic family spaces and is located in a popular residential road within Hershams Village. The house has been extended and refurbished over the years and has a lovely modern feel throughout. To the rear of the house, you have the kitchen/diner with pitch roof and large Velux window which lets the light stream in. The kitchen has a good range of shaker style cupboards, granite work surface and built in appliances. There is a nice area for dining and an additional multi-use room off it. The front lounge features a bay window, log burner and built-in bookshelves. The entrance hallway has a spacious feel and has understairs storage and wood flooring which runs through and into the kitchen/diner. There is a cloakroom and internal access to the integral garage which has a utility space. Upstairs you find the four bedrooms and the family bathroom which has a separate shower unit and bath. Externally the garden is south-facing and has a mix of patio and lawn, and there is off-street parking for several cars to the front. The location is quiet and convenient; you can walk into the Village with its pretty green within minutes, and the amenities include a Waitrose, Lidl, Post Office, Costa Coffee, and a doctor's surgery. There are popular schools close by including Burhill, Three-Rivers Academy, Bell Farm and Cardinal Newman. There are very good transport links including Hershams mainline station, bus routes, and the M25/M3/A3. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.