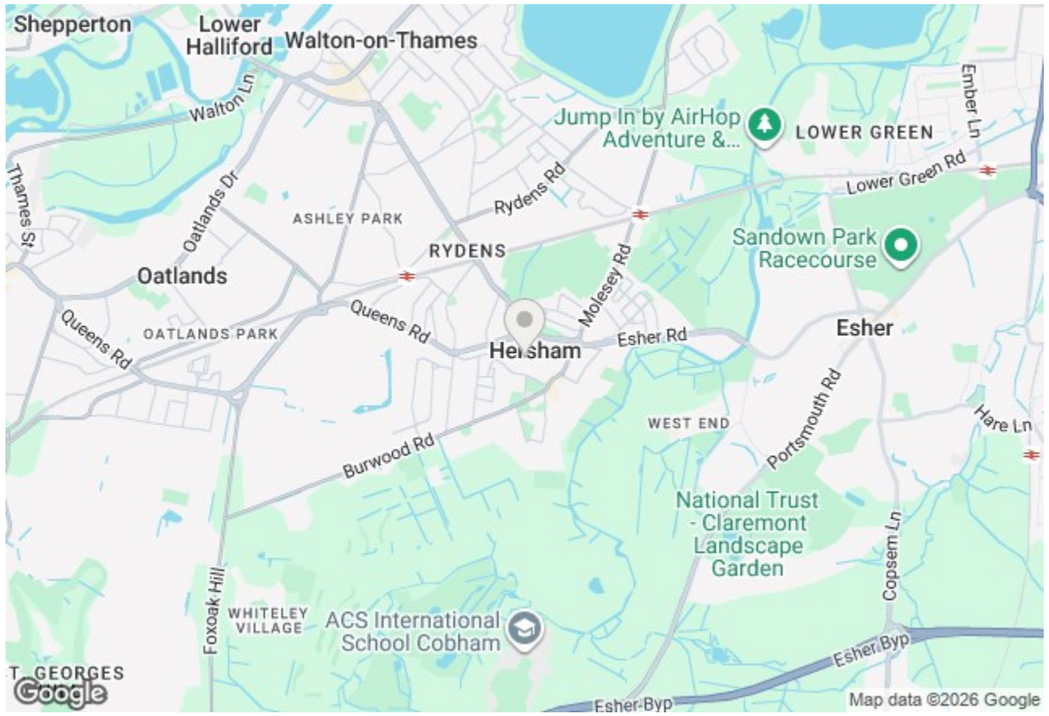
Harmes Turner Brown

36, Primrose Road, Walton-On-Thames, Surrey, KT12 5JD





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Offers In Excess Of £475,000 Freehold

Harmes Turner Brown are delighted to offer to the market this charming two-bedroom semi-detached cottage, ideally situated along Primrose Road in the heart of Hersham. Beautifully presented throughout, this lovely home combines traditional character features with modern touches, creating a warm and inviting property ready to move straight into.

Upon entering, you are welcomed into a spacious and beautifully presented living room, featuring attractive wood flooring, a character fireplace and a staircase leading to the first floor. The room enjoys plenty of natural light from the large front-facing window, creating a bright and comfortable space for relaxing.

To the rear is a modern fitted kitchen, featuring stylish navy blue units, contrasting wooden worktops and ample cupboard space. There is also room for a dining table, making this a fantastic space for everyday living. A charming stable-style door provides direct access to the rear garden.

Upstairs, the property offers two good-sized bedrooms, both enjoying plenty of natural light. The principal bedroom benefits from built-in wardrobes, whilst the second bedroom would make an ideal guest room, children's bedroom or home office. Completing the first floor is a spacious family bathroom, fitted with a separate bath, walk-in shower, wash basin and WC.

Externally, the property enjoys an attractive private rear garden, featuring a lawned area, patio seating spaces and established planting. A useful garden shed provides additional storage, making this a wonderful space for relaxing or entertaining.

Primrose Road is conveniently located within easy reach of Hersham Village, offering a variety of local shops, cafés and amenities. The property is also well placed for local schools, green spaces and Hersham railway

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Walton on Thames
Surrey KT12 1DH
01932 222266

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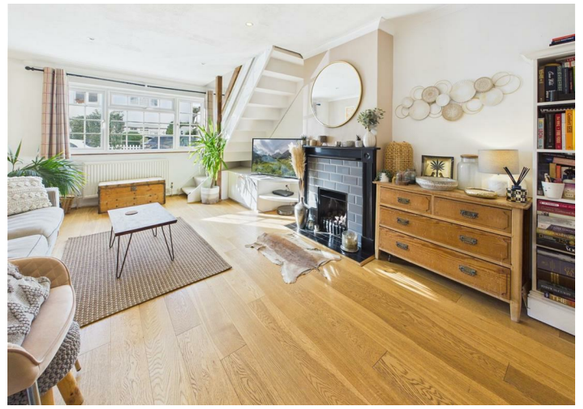
Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

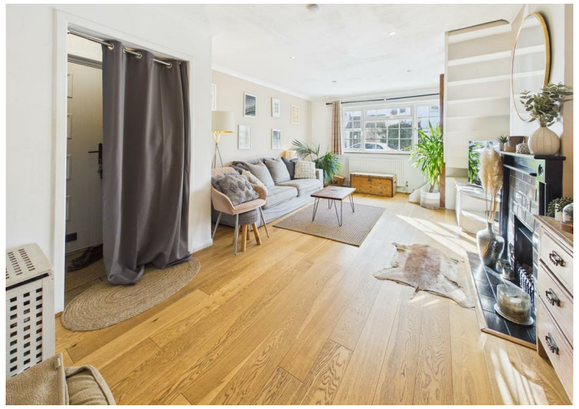
The Property Ombudsman

Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Primrose Road, Walton-On-Thames, Surrey, KT12 5JD



















- CHARMING TWO BEDROOM SEMI-DETACHED COTTAGE
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- TWO GOOD-SIZED BEDROOMS
- SPACIOUS FAMILY BATHROOM WITH SEPERATE BATH & SHOWER
- NO ONWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN WITH DINING AREA
- PRINCIPAL BEDROOM WITH BUILT IN WARDROBE
- ATTRACTIVE PRIVATE REAR GARDEN WITH PATIO SEATING AREAS