

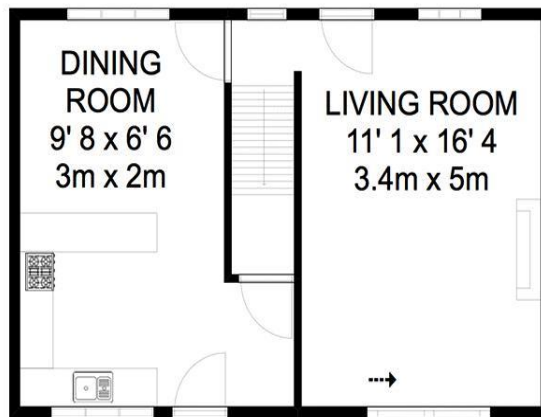


**4 Newlands Close Hersham KT12 4PW**

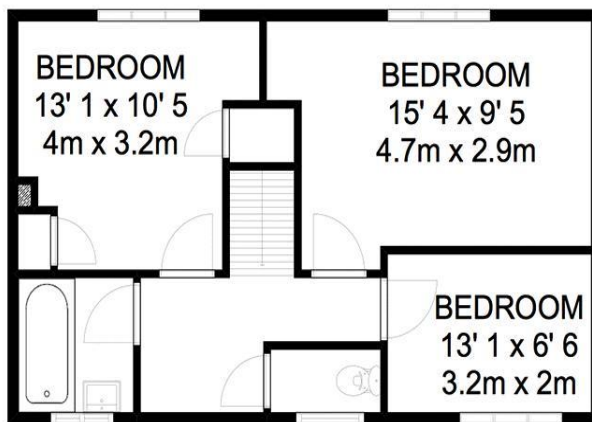
**£1750pcm + Initial deposit**



APPROXIMATE GROSS INTERNAL FLOOR AREA 861 sq. ft. 80 m. sq.



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

A lovely three-bedroom home with off street parking and large south facing rear garden. Internally this is a great home with a nice feel to it. There are three decent bedrooms one of which has built in wardrobes. The bathroom is upstairs and there is a separate cloakroom. There is also a loft space for additional storage. On the ground floor you have a living room which runs front to back and opens onto the garden. There is also a kitchen diner which also opens onto the garden and is in good order. There is gas central heating and double glazing. To the front of the house is off street parking and to the rear a nice private garden which is south facing. Whilst the home is a mid-terrace there is side access to your garden which is good. Well located in this popular residential spot within Hersham. There a good selection of local schools and Hersham train station is approx. 0.5 miles away. Available Mid-January 2024, Unfurnished. 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.