



**87 Albany Road Hersham Surrey KT12 5QG**

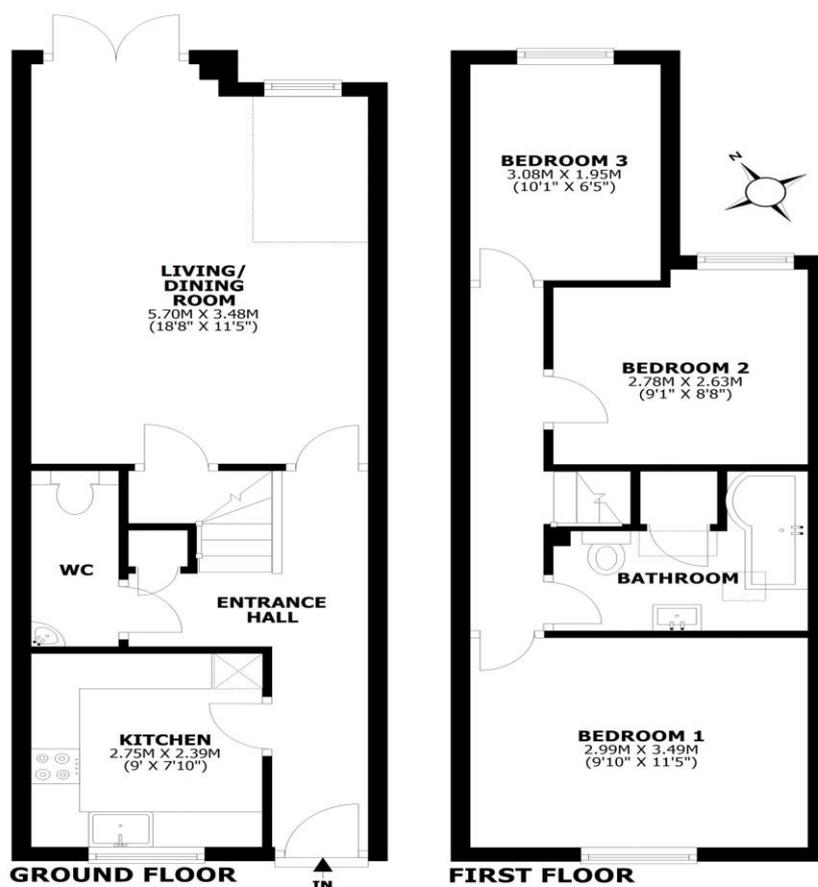
**£530,000**





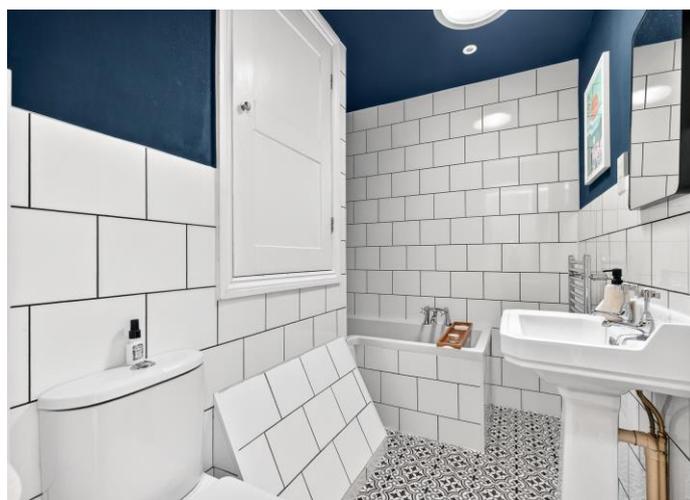
## Albany Road, Walton-on-Thames, KT12

Total area: approx. 72.6 sq. metres (781.4 sq. feet)



This floorplan is for illustrative guidance only and is not to draw to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Perfectly blending modern convenience with a timeless, characterful aesthetic, this beautifully presented three-bedroom mid-terrace home offers a fantastic opportunity for families and professionals alike. Situated in a sought-after Hersham pocket, this property is designed for comfortable, stylish living and is finished to a high standard throughout. The ground floor is intelligently designed with a bright, modern kitchen situated at the front of the house, while a spacious living and dining area occupies the rear, providing a seamless flow for entertaining or quiet family evenings. For added convenience, the ground floor includes a dedicated cloakroom and further storage space. Upstairs, you will find three comfortable bedrooms served by a well-appointed family bathroom. Practicality is further enhanced by a loft space accessible via a pull-down ladder, providing excellent storage options. The entire home benefits from gas central heating and double glazing, ensuring a warm and energy-efficient environment year-round. The living area opens out onto a lovely private rear garden, which features a mix of lawn and patio areas along with a handy storage shed. Unlike many on the street, this home includes two allocated parking spaces, offering significant ease for multi-car households or visiting guests. Positioned in a prime spot, the property is well-located for Hersham village amenities and is within easy reach of local train stations for those commuting to London. Residents also benefit from the proximity of Walton-on-Thames town centre, which offers a wide array of shops, restaurants, and leisure facilities. Families will particularly appreciate the excellent choice of local schools, cementing this as a premier location for those looking to settle in a vibrant community. EPC Rating C.



**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.