

# Castle Wildish



**Thrupps Lane**  
, Hersham Village, KT12 4NF

A chance to acquire this spacious three bedroom Family Home, located in the heart of the Village and close to all amenities, including very good local Schools. The property offers very good size ground floor accommodation, with two separate reception rooms and a lovely open plan rear aspect fully fitted kitchen breakfast room.

To the first floor the property comprises three double bedrooms and a large modern Family bathroom.

Outside, there is an easy maintenance rear garden to the rear and off street parking for a least two large cars on the private driveway.

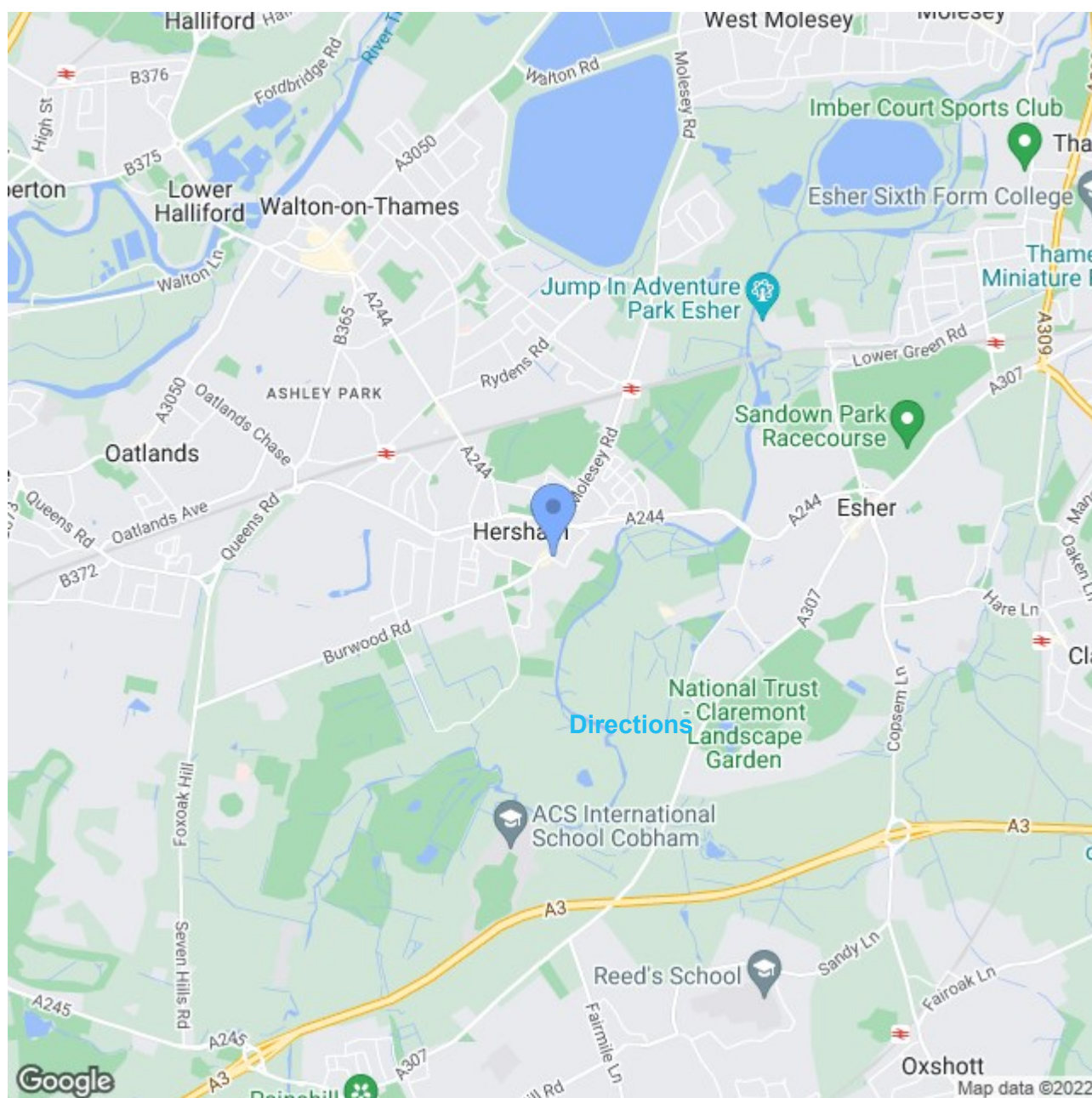
**Offers Over £545,000**

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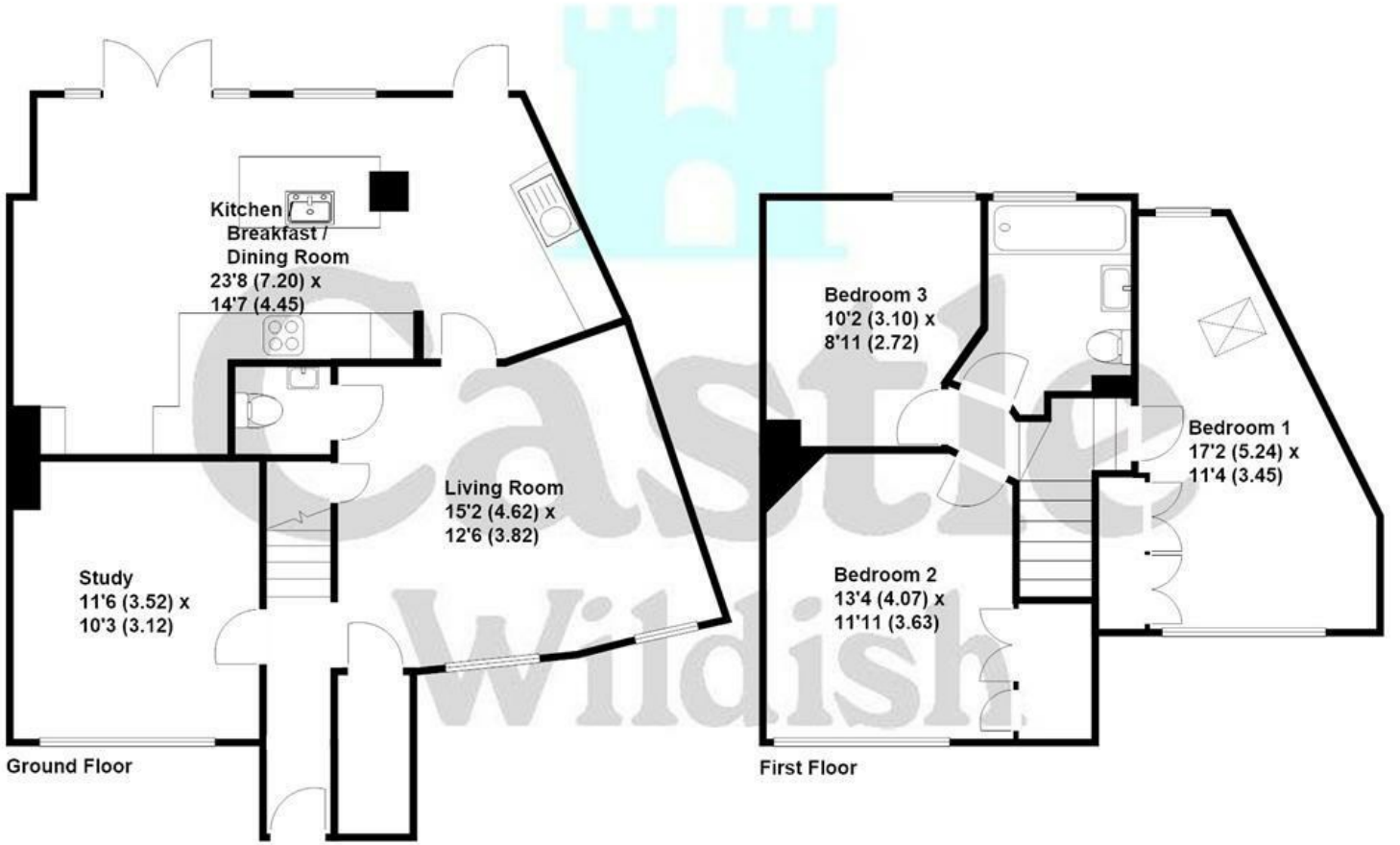
- Three Double Bedrooms
- Convenient Location In The Heart Of The Village
- Large Open Plan Kitchen Dining Room/Day Room
- Easy Maintenance Rear Garden
- Two Separate Reception Rooms
- Easy Access To Both Mainline Stations
- Ground Floor Cloakroom
- Off Street With Private Driveway
- Good Catchment Area For Local Schools







Thrupps Lane, Hersham  
Approximate gross internal floor area 1157 sq/ft - 107.5 m/sq



These plans are not drawn to scale and are for representational purposes only.  
The services, systems and appliances listed in these details have not been tested  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	