

# Castle Wildish



## North Road

, Hersham Village, Walton on Thames, KT12 5JF

Castle Wildish are pleased to offer this charming mews property, located in a quiet position close to Hersham Village Green. The property offers generous well planned accommodation, with a modern kitchen and shower room. Features include a large open plan living room, along direct access to the gated courtyard and private parking. Located in a quiet road within a short walk of the Village Centre and Walton on Thames Mainline Station. Must be seen!

**Offers Over £300,000**

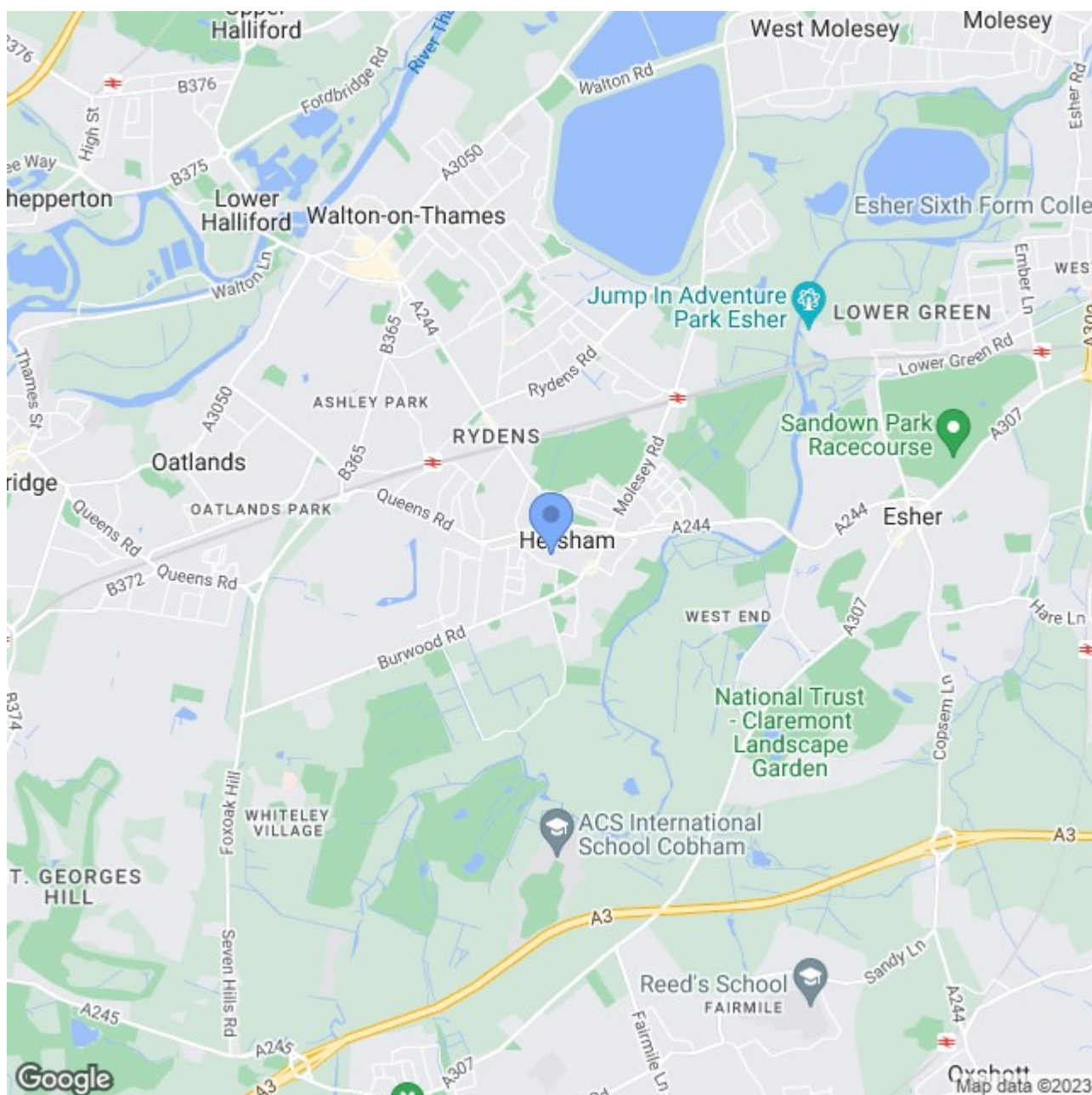


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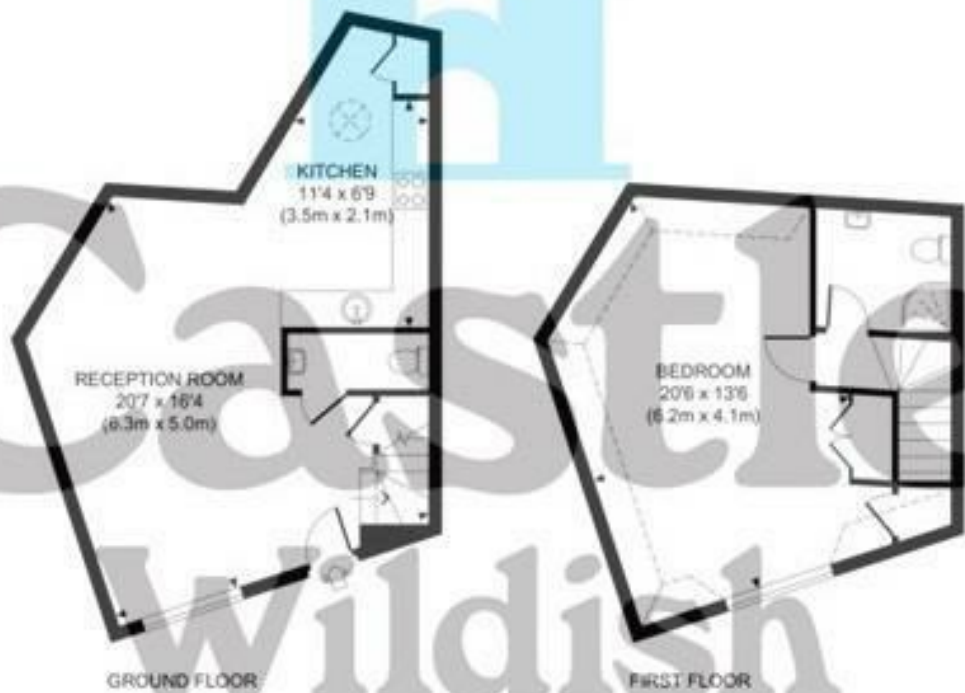


- Delightful One Bedroom Mews Residence
- Open Plan Living Dining Room
- First Floor Shower Room
- Easy Access To Both Mainline Stations
- Gated Courtyard Setting
- Modern Fitted Kitchen
- Bedroom With Built In Wardrobes & Eaves Storage
- Private Gated Off Street Parking
- Ground Floor Cloakroom
- Long Lease & Low Outgoings





Floor Plan



Approximate Gross Internal Area 732 sq ft / 68.0 sq m

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 by Castle Wildish, and no guarantee is given to their operational ability or efficiency.

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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	