



82 Rydens Grove, Hersham

Walton-On-Thames

In Excess of **£600,000**

newton
huxley.

82 Rydens Grove

Hersham, Walton-On-Thames

Immaculate three-bed home with loft room, open plan kitchen diner, bay-fronted lounge, bi-fold doors to patio, off-street parking, garage, near Hersham station and schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

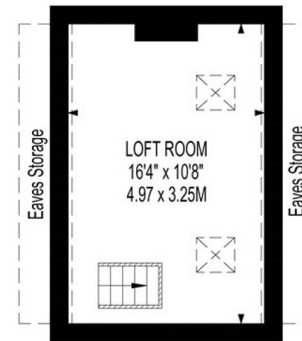
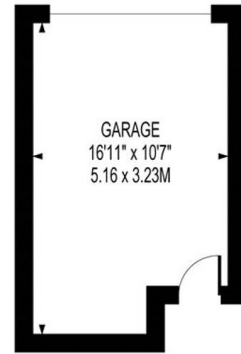
- Three Bedroom Home With Bonus Loft Room
- Immaculately Presented Throughout
- Sunny, Attractive Rear Garden
- Walking Distance To Station
- Close To High Street & Village
- Private Driveway & Garage
- Open Plan Kitchen/Dining/Family Room



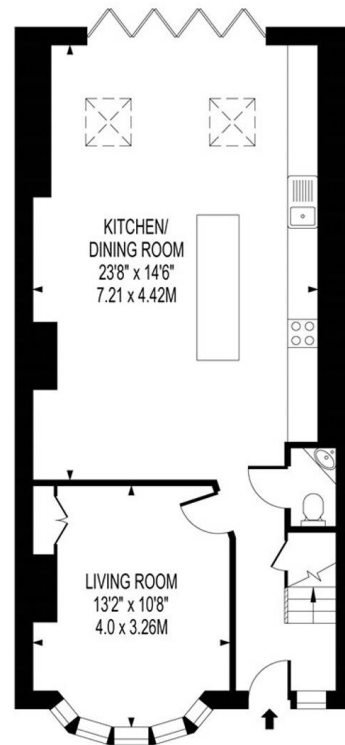


RYDENS GROVE

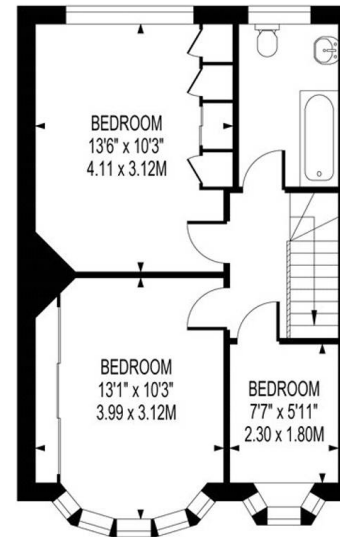
APPROXIMATE GROSS INTERNAL FLOOR AREA : 1017 SQ FT- 94.50 SQ M
(EXCLUDING GARAGE & LOFT ROOM)
GARAGE AREA : 167 SQ FT- 15.60 SQ M
LOFT AREA : 174 SQ FT- 16.20 SQ M
TOATAL AREA : 1358 SQ FT- 126.20 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

