



85 Southdown Road, Hersham
Walton-On-Thames

In Excess of **£550,000**

newton
huxley.

85 Southdown Road

Hersham, Walton-On-Thames

Three-bed, two-bath semi-detached home with driveway, garage, lean-to workshop, spacious garden, conservatory, loft room, and extension potential (STPP) on Southdown Road.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedrooms
- Garage
- Off-street parking
- Outdoor plugs and Hot and cold water tap
- Loft Room
- Lean to
- Two bathrooms





**Approximate Gross Internal Area 1558 sq ft - 145 sq m
(Excluding Garage)**

Ground Floor Area 911 sq ft – 85 sq m

First Floor Area 465 sq ft – 43 sq m

Second Floor Area 182 sq ft – 17 sq m

Garage Area 166 sq ft – 15 sq m

