



**3 Brampton Gardens, Hersham**  
**Surrey KT12 5HW**

Semi detached house situated in a quiet location close to Hersham Village .  
The property comprises three/four bedrooms, family bathroom, through lounge/dining room, kitchen and downstairs cloakroom. Further benefits include a west facing rear garden and off street parking for several cars.



- \*THREE BEDROOMS**
- \*BEDROOM FOUR/STUDY/LOFT ROOM**
- \*TWO RECEPTION ROOMS**
- \*FITTED KITCHEN**
- \*REAR GARDEN**
- \*OFF STREET PARKING**

**The Accommodation Comprises:**  
**(measured with Disto Lite – variance +/- 1.5”)**

**COVERED ENTRANCE PORCH:**

Outside light and frosted side aspect double glazed windows.

**ENTRANCE HALL:**

Double glazed front aspect window and double radiator. Tiled floor and understairs cupboard housing meters.

**DOWNSTAIRS CLOAKROOM:**

Double glazed frosted side aspect window. Suite comprising low level w.c and wash hand basin with cupboard under.

**LOUNGE/DINING ROOM: 24' 7" x 10' 4" (7.49m x 3.15m)**

Double glazed front aspect window and double radiator. Feature brick built fireplace with stone hearth.

**KITCHEN: 10' 2" x 9' 7" (3.1m x 2.92m)**

Double glazed double aspect windows and tiled flooring. Worksurfaces with ceramic 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Stainless steel fitted oven and hob with extractor fan above. Fitted washer/dryer and fitted dishwasher. Fridge freezer. Part tiled walls and combination boiler.

**STAIRS TO FIRST FLOOR**

**LANDING:**

Airing cupboard. Stairs to second floor. Doors to:-

**BEDROOM ONE: 13' 4" x 10' 5" (4.06m x 3.18m)**

Double glazed front aspect window and single radiator.

**BEDROOM TWO: 12' 9" x 10' 7" (3.89m x 3.23m)**

Double glazed rear aspect window and single radiator. Fitted double wardrobes.

**BEDROOM THREE: 8' 2" x 4' 9" (2.49m x 1.45m)**

Double glazed front aspect window and isngle radiator.

**BATHROOM:**

Double glazed frosted side aspect window and tiled flooring. Suite comprising of low level w.c, wash hand basin with cupboard under and mixer tap, panel enclosed bath with mixer tap and shower attachment, corner shower cubicle with fitted power shower and mosaic tiled surround.

**STAIRS TO SECOND FLOOR:**

**BEDROOM FOUR/STUDY: 13' 3" x 10' 7" (4.04m x 3.23m)**

Two skylight windows and laminate wood flooring. Eaves storage.

**REAR GARDEN:**

Paved patio area and mainly laid to lawn with mature flower and shrub borders. Gated side access to garage. Garden shed to rear. Outside light.

**GARAGE:**

Detached with power and light. Up and over door.

**FRONT GARDEN:**

Off street parking for two/three cars.

**Due to the Property Misdescriptions Act:**

It is not our policy to test services, heating systems and domestic appliances and we therefore cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor



