



# Rydens Grove

Walton-On-Thames KT12 5RW

**Approximate Gross Internal Area 1718 sq ft - 159 sq m (Including Outbuilding)**  
**Approximate Gross Internal Area 1597 sq ft - 148 sq m (Excluding Outbuilding)**  
 Ground Floor Area 1014 sq ft - 94 sq m  
 First Floor Area 583 sq ft - 54 sq m  
 Outbuilding Area 121 sq ft - 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B

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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





## Guide Price £780,000

- Gated Private Development of only Eight Houses
- Three Bedrooms and Three Bathrooms
- Two Reception Rooms
- Eat In Kitchen
- South Facing Garden
- Off Street Parking for Two Cars
- Close proximity to Good Schools and Transport Links
- Maintenance Charge: £300pa
- EPC Rating - B
- Council Tax Band - F

Tenure: Freehold

Local Authority: Elmbridge Borough Council

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

Nestled in the tranquil Annaleigh Place off Rydens Grove, this exquisite semi-detached house in Hersham, Walton-On-Thames, offers a perfect blend of modern living and serene surroundings. Situated in the corner of a quiet gated private cul-de-sac comprising only eight newly built homes, this property promises both privacy and community.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. Modern Eat In Kitchen with granite worktops and bay windows. The well-designed layout ensures that natural light floods through the home, creating a warm and inviting atmosphere. The property boasts three generously sized bedrooms, each thoughtfully designed to offer comfort and privacy. With three bathrooms in total, including two en-suites in the upper floor bedrooms, making it ideal for families or those who enjoy hosting guests.

The south-facing garden is a delightful feature, providing a perfect outdoor space to enjoy the sunshine throughout the day. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this garden caters to all your outdoor needs. Additionally, the property offers off-street parking for two cars, ensuring that you and your guests have easy access.

This semi-detached house is not just a home; it is a lifestyle choice, combining modern amenities with a peaceful setting. With its prime location, you will find yourself conveniently close to local shops, schools, and transport links, making it an ideal choice for families and professionals alike. Do not miss the opportunity to make this stunning property your new home.

NB: The seller of this property is a family member of an employee of Gibson Lane. Gibson Lane have no financial interest in the sale other than that of professional fees.

## Situation

Annaleigh Place, is located within the village of Hersham, in the borough of Elmbridge, Surrey. Situated just off Rydens Grove, near the centre of Hersham, Walking distance to local schools, GP surgery and local shops, near green spaces, fields, the River Mole and River Thames area. Easy access to nearby towns like Walton-on-Thames and Esher, Hersham Station is 0.6 miles away and Walton-on-Thames Station is also 0.6 miles away with regular services to London. Good road access via the A244 and nearby A3/M25.

