



**Monthly Rental Of £1,695 Leasehold**

**135 Buckingham Gardens, WEST  
MOLESEY KT8 1TW**

*Terraced four bedroom house presented in good decorative order having been re-decorated throughout. The property is situated on the popular Hurst Park development and offers living room, dining room, downstairs cloakroom, fitted kitchen/breakfast room and family bathroom. The property also benefits from new double glazing, refitted wardrobes, radiator covers, rear garden, garage and off street parking.*



- \*FOUR BEDROOMS**
- \*KITCHEN/BREAKFAST ROOM**
- \*TWO FURTHER RECEPTIONS**
- \*REAR GARDEN**
- \*GARAGE**
- \*OFF STREET PARKING**

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

**UPVC FRONT DOOR TO:**

**ENTRANCE HALL:**

Coved ceiling and laminate flooring.  
Single radiator.

**DOWNSTAIRS CLOAKROOM:**

Coved ceiling and single radiator. Frosted front aspect double glazed window. Suite comprising of low level w.c, sink unit with mixer taps, tiled surround, splashback and cupboard under. Laminate flooring.

**LIVING ROOM: 18' 6" x 11' 11"**

**(5.64m x 3.63m)**

Coved ceiling with inset ceiling spotlighting. Front aspect double glazed sliding patio doors. Two double radiators and wall mounted thermostat. Double dimmer switch and telephone point. Laminate flooring.

**DINING ROOM: 10' 0" x 11' 11"**

**(3.05m x 3.63m)**

Coved ceiling with inset ceiling lighting. Rear aspect double glazed sliding patio doors. Large single radiator. Understairs cupboard. Laminate flooring.

**KITCHEN/BREAKFAST ROOM:**

**KITCHEN AREA: 10' 11" x 9' 5"**

**(3.33m x 2.87m)**

Inset ceiling spotlights and laminate flooring. Roll top worksurfaces with 1 1/2 bowl sink unit with mixer tap. Eye and base level units. Fitted electric oven with four ring gas hob and extractof fan above.

**BREAKFAST AREA: 17' 5" x 8' 11"**

**(5.31m x 2.72m)**

Dual aspect double glazed windows. Door to rear garden. Double radiator and laminate flooring.

**STAIRS TO FIRST FLOOR**

**LANDING:**

Loft access. Cupboard housing boiler.

**BEDROOM ONE: 12' 1" x 10' 9"**

**(3.68m x 3.28m)**

Coved ceiling. Front aspect double glazed window and double radiator. Re-fitted

wardrobes. Telephone point and dimmer switch.

**BEDROOM TWO: 12' 2" x 10' 0"**

**(3.71m x 3.05m)**

Coved ceiling and dual aspect double glazed windows with double radiator under. Dimmer switch.

**BEDROOM THREE: 9' 5" x 6' 7"**

**(2.87m x 2.01m)**

Coved ceiling and rear aspect double glazed window. Single radiator and storage cupboard. Dimmer switch.

**BEDROOM FOUR: 9' 5" x 7' 11"**

**(2.87m x 2.41m)**

Coved ceiling and front aspect double glazed window. Small double radiator. Fitted wardrobe.

**BATHROOM:**

Side aspect frosted double glazed window. Suite comprising of low level w.c, sink unit with mixer tap and cupboard under, enclosed bath with mixer tap and electric shower over. Heated towel rail, tiled walls and flooring.

**REAR GARDEN:**

Mainly laid to lawn with panel enclosed fencing. Gated rear access.

**GARAGE**

Garage with up and over doors.

**PARKING:**

Off street parking



**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.*