



## 58 Buckingham Gardens West Molesey, KT8 1TJ

A staggered terraced three bedroom house with views of the River Thames. This property is presented in excellent decorative order with fully fitted kitchen, three good size bedrooms, downstairs cloakroom, gas central heating, rear garden & garage.

**\*THREE BEDROOMS**

**\*FULLY FITTED KITCHEN**

**=REAR GARDEN & GARAGE**

**\*EXCELLENT DECORATIVE ORDER**

**\*D/STAIRS CLOAKROOM**

**\*VIEWS OF RIVER THAMES**

**Monthly Rental Of £1,500**

FRONT DOOR TO:-

ENTRANCE HALL:

Single radiator and understairs cupboard. Cupboard housing washing machine and tumble dryer.

DOWNSTAIRS CLOAKROOM:

Front aspect frosted window and half tiled walls. Suite comprising of low level w.c. and wash hand basin with mixer tap and cupboard under.

LIVING ROOM: 10' 1" x 12' 9" (3.07m x 3.89m)

Coved ceiling and double radiator. Front aspect double glazed sliding patio doors. T.V.point and television point.

KITCHEN/DINING ROOM:

DINING AREA: 15' 5" x 9' 3" (4.7m x 2.82m)

Coved ceiling and double radiator. Rear aspect double glazed sliding patio doors to rear garden.

KITCHEN AREA: 12' 2" x 7' 3" (3.71m x 2.21m)

Rear aspect double glazed door to garden and part tiled walls. Roll top worksurfaces with 1 1/2 bowl stainless steel sink unit with mixer tap. Range of eye and base level units. Electric oven and four ring gas hob with extractor fan above. Fitted dishwasher and integrated fridge freezer. T.V.point and telephone point.

STAIRS TO FIRST FLOOR LANDING:

Loft access. Single radiator. Doors to:-

BEDROOM ONE: 13' 4" x 10' 0" (4.06m x 3.05m)

Coved ceiling and front aspect double glazed window with direct views of the River Thames. Double radiator, T.V.point and television point. Fitted wardrobe. Dimmer switch.

BEDROOM TWO: 13' 8" x 9' 9" (4.17m x 2.97m)

Coved ceiling and rear aspect double glazed window with view of River Thames. Double radiator, T.V.point and telephone point. Built in storage cupboard. Dimmer switch.

BEDROOM THREE: 12' 6" x 6' 4" (3.81m x 1.93m)

Rear aspect double glazed window with view of the River

Thames. Small double radiator, T.V.point and television point. Built in storage cupboard. Dimmer switch.

BATHROOM:

Front aspect double glazed window. Suite comprising of low level w.c, wash hand basin with mixer tap and tile enclosed bath with mixer tap and fitted shower. Heated towel rail, shaver point and extractor fan. Storage cupboard.

REAR GARDEN:

Paved patio rear garden with flower and shrub border. Gated rear access to garage.

GARAGE:

En block with up and over door.

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

