



34 Langton Road West Molesey, KT8 2HX

Stunning Victorian style detached three bedroom house situated in a sought after cul de sac location on the borders of East/West Molesey. The property is within easy reach of East Molesey village shops and Hampton Court with its restaurants, cafes, boutiques and BR station. Offered in excellent decorative order with property boasts a superbly presented kitchen/dining room with French doors to rear garden, living room with period feature fireplace and bay window, study with utility area, downstairs cloakroom, three generous sized bedrooms and luxury bathroom. The property also benefits from Sandstone & Pebble rear garden, detached garage and off street parking, gas central heating and double glazing. An internal inspection of the property is highly recommended.

**STUNNING DETACHED VICTORIAN STYLE
HOUSE**

**SUPERBLY PRESENTED KITCHEN/DINING
ROOM**

WESTERLY REAR GARDEN

THREE GENEROUS SIZED BEDROOMS

LUXURY FAMILY BATHROOM

**DETACHED GARAGE & OFF STREET
PARKING**

Monthly Rental Of £2,200

ENTRANCE PORCH

Covered entrance porch with double glazed front door to:-

ENTRANCE HALL:

Coved ceiling and period solid wood flooring. Double radiator and central heating control. Doors to:-

DOWNSTAIRS CLOAKROOM:

Extractor fan. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under. Half tiled walls and period solid wood flooring. Bathroom cabinet.

LIVING ROOM:

Wide living room with feature panelled walls. Double glazed front aspect bay window and double radiator under. Ornate period feature fireplace with stone hearth and storage units to either side. Dimmer switch. Period solid wood flooring.

STUDY/UTILITY ROOM:

Coved ceiling and period solid wood flooring. Double glazed side aspect window and double radiator. Worksurface/Desk with shelves above. Large storage units housing Bosch washer/dryer and Combination boiler.

KITCHEN/DINING ROOM:

KITCHEN AREA:

Spotlighting and low voltage ceiling lighting and double dimmer switch. Double glazed side aspect window and period solid wood flooring. Wood block worksurfaces and Butler sink unit with mixer tap. Range of eye and base level units. Rangemaster double oven and extractor fan with exterior extraction. Integrated dishwasher and fridge freezer. Island unit with wood block worksurface and storage under.

DINING AREA:

Spotlighting and low voltage ceiling lighting. Velux windows and period solid wood flooring. Fitted dresser unit. Double radiator with ornate cover. Double glazed rear aspect French doors and windows to rear garden.

STAIRS TO FIRST FLOOR LANDING:

Coved ceiling and loft access to boarded loft with pull down ladder and light. Velux window. Picture rail and period solid wood flooring. Doors to:-

BEDROOM ONE:

Double glazed front aspect window and double radiator under. Period solid wood flooring. Ornate feature fireplace with stone hearth.

BEDROOM TWO:

Coved ceiling and double glazed rear aspect window. Double radiator. Period solid wood flooring.

BEDROOM THREE:

Coved ceiling and double glazed rear aspect window. Double radiator. Period solid wood flooring.

BATHROOM:

Double glazed side aspect frosted window and double radiator. Half tiled walls and tiled flooring. Suite comprising of low level w.c, twin wash hand basins with mixer taps and cupboards under and panel enclosed bath with mixer tap, shower attachment and shower screen. Extractor fan and stainless steel heated towel rail. Shaving point.

REAR GARDEN:

Paved patio area and panel enclosed fencing. Gravelled area with gated rear access. Raised brick built flower/shrub borders. Outside lighting and outside tap. Rear access leads to:-

DETACHED GARAGE:

Up and over door. Power and light. Off street parking for one car.

FRONT GARDEN:

Part wrought iron/walled garden with patterned patio area and mature shrubs. Gated side access to rear.

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.

