



**£1,750 PCM**

**48 Summer Road EAST MOLESEY**  
**KT8 9LS**

A three bedroom semi detached cottage presented in very good decorative order, close to the River and situated close to Hampton Court BR station. The property comprises three receptions, downstairs shower room further family bathroom upstairs. Three bedrooms with a cloakroom off the second bedroom. The property also benefits from a south facing rear garden backing on to playing fields and off street parking. Available to let unfurnished from the end of May.



- \*THREE BEDROOMS**
- \*THREE RECEPTIONS**
- \*CLOSE TO RIVER**
- \*OFF STREET PARKING**
- \*SOUTH FACING REAR GARDEN**
- \*CLOSE TO HAMPTON COURT BR STATION**

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

**FRONT DOOR TO:-**

Outside light.

**LIVING ROOM: 13' 8" x 12' 7" (4.17m x 3.84m)**

Front aspect bay window and picture rail. Feature cast iron fireplace with fitted units and book shelving to either side. Single radiator, T.V.point and telephone point. Two wall light points and double dimmer switch.

**DINING ROOM: 12' 7" x 11' 8" (3.84m x 3.56m)**

Inset ceiling lights and picture rail. Double aspect windows and single radiator. Feature fireplace with wood surround and tiled centre. Large understairs cupboard housing gas and electric meters. Stripped wood flooring. Telephone point. Archway through to:-

**KITCHEN: 11' 3" x 7' 0" (3.43m x 2.13m)**

Inset ceiling lighting and Sashcord side aspect window. Roll top worksurfaces with drawers under and stainless steel 1 1/2 bowl sink unit with mixer tap. Fitted microwave and washing machine. Feature exposed brick walling with inset cooker and fridge freezer. Larder cupboard. Stripped wood flooring and part tiled walls. Door to garden/sitting room and door to:

**COURTYARD GARDEN:**

Outside light, power point and tap. Paved garden with side access to front garden.

**GARDEN ROOM/SITTING ROOM:**  
**(independent annexe) 18' 2" x 11' 6"**  
**(5.54m x 3.51m)**

Low voltage ceiling lighting. Double glazed side aspect window and French doors overlooking rear garden. Double radiator and single radiator. T.V.point and double dimmer switch. Stairs leading to bedroom three and door to:-

**DOWNSTAIRS SHOWER ROOM:**

Low voltage ceiling lighting and tiled flooring. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and shower cubicle with sliding shower screen, tiled surround and power shower. Extractor fan and single radiator.

**BEDROOM THREE: 8' 8" x 16' 8" (2.64m x 5.12m)**

Skylight windows and rear aspect window. Inset low voltage ceiling lighting. Single radiator and telephone point. Stripped wood flooring.

**STAIRS TO FIRST FLOOR LANDING:**

Doors to:-

**BEDROOM ONE: 12' 8" x 11' 8" (3.86m x 3.56m)**

Loft access. Sashcord rear aspect window and dado rail. Double radiator, T.V.point and telephone point. Two fitted double wardrobes. Feature fireplace with Cast iron centre and tiled hearth. Door to:-

**BATHROOM:**

Porthole side aspect window and tiled flooring. Suite comprising of low level w.c, pedestal wash hand basin and freestanding period bath. Stainless steel heated towel rail and two wall light points.

**BEDROOM TWO: 13' 8" x 12' 7" (4.17m x 3.84m)**

Large front aspect Sashcord window and double radiator. Picture rail. Two fitted double wardrobes. Dimmer switch. Door to:-

**CLOAKROOM:**

Frosted side aspect window and single radiator. Suite comprising of w.c and wash hand basin with tiles splashback. Wall light point

**REAR GARDEN:**

Cottage style South Facing rear garden with large paved patio area. Mature and well stocked flower and shrub borders and beds. Laid to lawn with garden pond and rockery. Further lawned area to rear. Arbour with seating. Well screened and secluded with mature hedging. Backing onto playing fields.

**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.





