

## 506b Walton Road West Molesey, KT8 2QF

A unique new build detached freehold property over two floors, providing a fantastic life/work opportunity. Fitted contemporary kitchen & bathroom. The property offers excellent & versatile size accommodation & is presented in excellent decorative order with laminated wood flooring and modern electric heating. Situated in a central location close to transport links, local shops and local amenities. Further benefits include allocated parking & electric car charging point. Offered with vacant possession, an internal inspection of this property is strongly recommended.

**\*NEW BUILD DETACHED FREEHOLD PROPERTY**

**\*NEW CONTEMPORARY FITTED KITCHEN & BATHROOM**

**\*UNIQUE LIVING SPACE.**

**\*EXCELLENT DECORATIVE ORDER.**

**\*ALLOCATED PARKING SPACE**

**\*LIVE/WORK OPPORTUNITY**

**\*ELECTRIC CAR CHARGING POINT.**

**Guide Price £295,000**

FRONT DOOR TO:

OPEN PLAN RECEPTION:

Open plan living area with two sets of double glazed double doors. Low voltage ceiling lights. Electric panel heater. Laminated wood flooring. Under stairs storage cupboard. Stairs to first Floor:

KITCHEN/BREAKFAST ROOM:

Contemporary fitted eye & base level units. Granite work surfaces with inset stainless steel sink unit with mixer tap. Fitted oven & hob with extractor fan above. Integrated fridge freezer. Electric panel heater. Double glazed side aspect window. Laminated wood flooring.

BATHROOM:

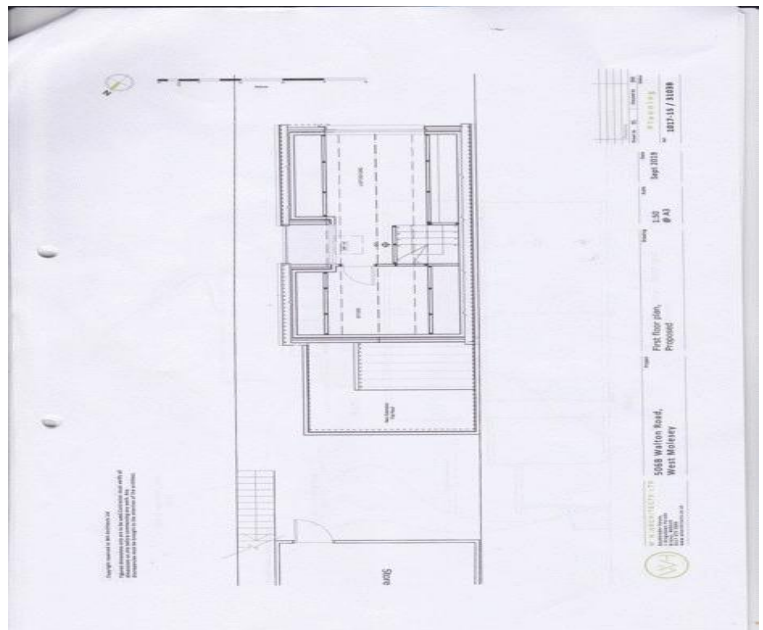
New contemporary suite comprising low level WC. Wash hand basin with cupboard under and mixer tap above. Stainless steel heated towel rail. Fitted shower unit with integrated shower unit and rainfall shower head. Door to Cupboard housing hot water cylinder with space and plumbing for washing machine under. Laminated wood flooring. Double glazed side aspect window.

FIRST FLOOR

Central staircase up to large open plan live, work area with low voltage ceiling lights, dual aspect double glazed windows.

ALLOCATED PARKING

Gravelled drive providing parking for one/two (small) cars. Electric car charging point. Two outside lights.



**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.

