



**£139,995 Leasehold**

**37b Bridge Road, East Molesey KT8**  
**9ER**

*A ground floor studio maisonette situated in the heart of Hampton Court close to local shops, restaurants, boutiques, cafes, River Thames and Hampton Court BR station. The property comprises open plan living area, kitchen and shower room. The property also benefits from a garden. Offered for sale with no onward chain.*



- \*STUDIO MAISONETTE**
- \*GARDEN**
- \*HEART OF HAMPTON COURT**
- \*CLOSE TO BR STATION**
- \*NO ONWARD CHAIN**
- \*CLOSE TO RIVER THAMES**

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

**FRONT DOOR TO:-**

**LIVING ROOM: 17' 9" x 14'**  
**(5.41m x 4.27m)**

Skylights and inset ceiling lights.  
 Electric wall mounted storage heaters.  
 Laminate flooring. Steps to:-

**KITCHEN AREA: 8' 8" x 7' 8"**  
**(2.64m x 2.34m)**

Roll top worksurfaces with Stainless steel sink unit and mixer tap with tiled splashback. Range of eye and base level units. Four ring electric hob with extractor fan above. Space for fridge freezer and washing machine.

**SHOWER ROOM:**

Suite comprising low level w.c, pedestal sink unit and shower cubicle with fitted shower. Extractor fan.

**FRONT GARDEN:**

Paved front garden with gated access.

**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.*

**Lease:**

*We have not seen a copy of the lease and cannot therefore confirm property charges or lease details.*



