



Hurst Road, West Molesey

Three bedroom extended semi detached house situated on a large corner plot with scope for additional extension (subject to planning permission). The property offers three bedrooms, family bathroom, downstairs cloakroom, living room, dining room, large kitchen/breakfast room and utility room. The property also benefits from gas central heating, 80ft (approx.) rear garden and garage.

***LARGE CORNER PLOT**

***THREE BEDROOMS**

***TWO RECEPTION ROOMS**

***KITCHEN/BREAKFAST ROOM**

***80FT (approx) REAR GARDEN**

***GARAGE**

£495,000 FREEHOLD

LIVING ROOM: 16' 1" x 13' 0" (4.90m x 3.96m)

Front aspect and two side aspect windows. Feature fireplace.

DINING ROOM: 12' 11" x 10' 10" (3.93m x 3.30m)

Front aspect window and feature fireplace.

KITCHEN/BREAKFAST ROOM: 17' 0" x 9' 11" (5.18m x 3.02m)

Doors to rear garden,

DOWNSTAIRS CLOAKROOM:

Rear aspect window.

UTILITY ROOM:

Side aspect and rear aspect windows.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 13' 0" x 9' 4" (3.96m x 2.84m)

Front aspect window.

BEDROOM TWO: 10' 8" x 9' 5" (3.25m x 2.87m)

Rear aspect window.

BEDROOM THREE: 6' 11" x 5' 8" (2.11m x 1.73m)

Front aspect window.

BATHROOM:

Rear aspect window.

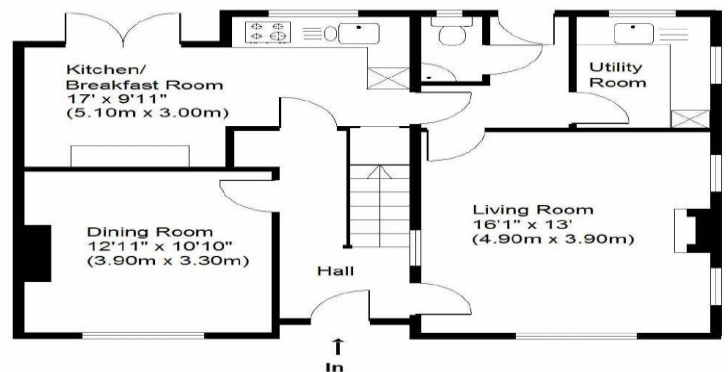
REAR GARDEN: 80' 0" (24.37m) APPROX.

Mainly laid to lawn. Panel enclosed fencing.

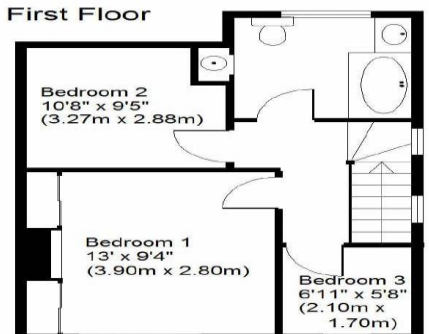
GARAGE:

To rear of property.

Ground Floor



First Floor



Not to Scale

Approximate Gross Internal Floor Area:
107m sq (1,160sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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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.

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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.

