



£1,100 PCM

**12 DENNIS ROAD, EAST
MOLESEY KT8 9ED**

A three bedroom semi detached house presented in good decorative and situated close to local shops and amenities. The property comprises three bedrooms, through lounge dining room, kitchen, family bathroom and rear garden. The property also benefits from gas central heating and off street parking.

- *THREE BEDROOMS**
- *LOUNGE/DINING ROOM**
- *GOOD DECOR**
- *DOUBLE GLAZING**
- *REAR GARDEN**
- *OFF STREET PARKING**

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

FRONT DOOR TO:-

ENTRANCE HALL:

Understairs cupboard. Door to:-

LIVING ROOM: 16' 2" x 10' 9"

(4.93m x 3.28m)

Coved ceiling. Front aspect double glazed window with double radiator under. Brass dimmer switch. Squared archway to:-

DINING ROOM: 9' 11" x 8' 4"

(3.02m x 2.54m)

Coved ceiling and double radiator. Rear aspect double glazed sliding patio doors to garden.

KITCHEN: 10' 6" x 9' 5" (3.2m x

2.87m)

Coved ceiling and side aspect double glazed window. Roll top worksurfaces with 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units.

BATHROOM:

Side aspect double glazed frosted window and part tiled walls. Suite comprising of low level w.c, pedestal sink unit and panel enclosed bath with shower attachment. Small double radiator.

STAIRS TO FIRST FLOOR

LANDING:

Front aspect double glazed window and double radiator. Telephone point.

BEDROOM ONE: 15' 3" x 12' 4"

(4.65m x 3.76m)

Rear aspect double glazed window and double radiator under. Dimmer switch.

BEDROOM TWO: 12' 0" x 10' 6"

(3.66m x 3.2m)

Rear aspect double glazed window and single radiator.

BEDROOM THREE: 11' 8" x 6' 0"

(3.56m x 1.83m)

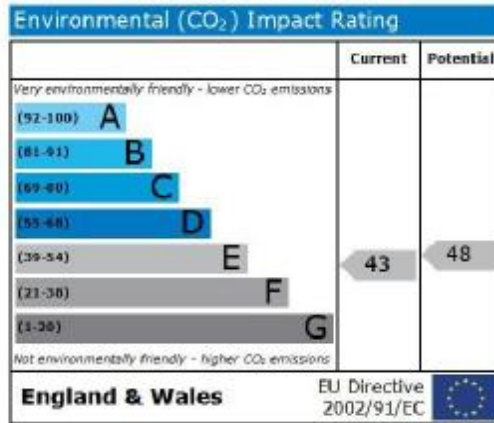
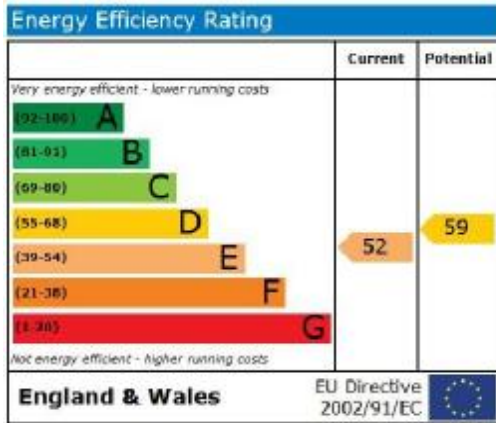
Front aspect double glazed window and double radiator under.

REAR GARDEN:

Paved patio area and mainly laid to lawn. Panel enclosed fencing.

PARKING:

Off street parking.



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.

