



BARONS



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31 Grafton Way West Molesey, KT8 2NW

Charles Church mid terrace two bedroom property situated in a sought after cul de sac location. The property benefits from gas central heating, double glazing, downstairs cloakroom, fitted kitchen, Sunny rear garden and garage en block.

***CHARLES CHURCH BUILT**

***TWO BEDROOMS**

***D/STAIRS CLOAKROOM**

***FULL DOUBLE GLAZING**

***SOUTH FACING REAR GARDEN**

***GARAGE EN BLOCK**

£277,500

FRONT DOOR TO:-

ENTRANCE HALL:

Coved ceiling and single radiator. Door to:-

DOWNSTAIRS CLOAKROOM

Suite comprising low level w.c, wash hand basin with tiled splashback and mixer tap. Single radiator.

LOUNGE/DINING ROOM: 15' 0" x 13' 4" (4.57m x 4.06m)

Coved ceiling and double radiator. Double glazed rear aspect windows and double glazed door to garden. Large storage cupboard. T.V.point, Telephone point and dimmer switch.

KITCHEN: 11' 7" x 6' 6" (3.53m x 1.98m)

Double glazed front aspect window and part tiled walls. Roll top worksurfaces with drawers under and composite 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated fridge freezer. Breakfast bar. Wall mounted boiler.

STAIRS TO FIRST FLOOR LANDING:

Loft access to boarded loft with pull down ladder.

BEDROOM ONE: 13' 3" x 10' 9" (4.04m x 3.28m)

Coved ceiling and double glazed double aspect windows. Double fitted wardrobe and airing cupboard. T.V.point and telephone point.

BEDROOM TWO: 13' 3" x 8' 8" (4.04m x 2.64m)

Coved ceiling and double glazed rear aspect window. Single radiator. Double fitted wardrobe.

BATHROOM:

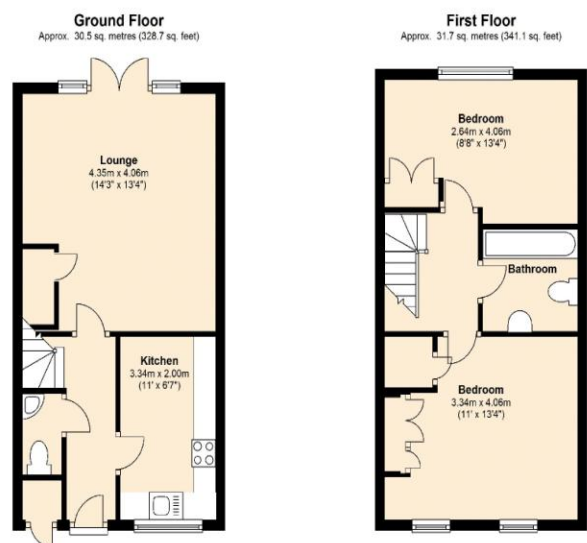
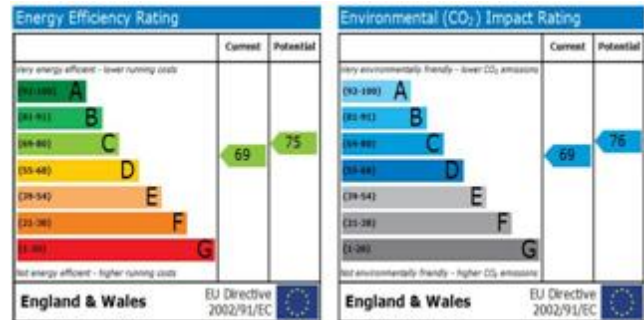
Suite comprising low level w.c, pedestal wash hand basin with mixer tap and panel enclosed bath with shower attachment. Double radiator and 3/4 tiled walls. Shaving point.

REAR GARDEN:

South Facing rear garden with paved patio area. Mainly laid to lawn with Rockery. Panel enclosed fencing. Outside tap.

GARAGE:

En Block.



Total area: approx. 62.2 sq. metres (669.8 sq. feet)

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.

