



£330,000 Leasehold

**4 Buckingham Gardens, West
Molesey KT8 1TH**



End of terrace house situated adjacent to the River Thames in a secluded location on the sought after Hurst Park development. This property has River views and comprises of three bedrooms, shower room, downstairs cloakroom, kitchen/breakfast room and living room. The property also offers full double glazing throughout, gas central heating, rear garden and detached garage.



- *THREE BEDROOMS**
- *KITCHEN/BREAKFAST ROOM**
- *RIVER VIEWS**
- *FULLY DOUBLE GLAZED**
- *REAR GARDEN**
- *DETACHED GARAGE**

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

Glazed front door to-:

ENTRANCE HALL:

Wall light point. Understairs cupboard housing meters. Storage cupboard. Cupboard housing boiler.

DOWNSTAIRS CLOAKROOM:

Textured ceiling and frosted front aspect window. Suite comprising of low level w.c and wash hand basin with cupboard under. Wall light point.

LIVING ROOM: 16' 4" x 10' 0"
(4.98m x 3.05m)

Textured ceiling and double glazed front aspect window and side aspect window. Two wall light points. Wall mounted thermostat. Display/TV alcove.

KITCHEN/BREAKFAST ROOM:
16' 7" x 12' 5" (5.05m x 3.78m)

Textured ceiling and inset ceiling lighting.

KITCHEN AREA:

Textured ceiling and part tiled walls. Double glazed rear aspect window and double glazed door to garden. Worksurfaces with composite 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Bosch fridge freezer and washing machine. Space for cooker.

DINING AREA:

Textured ceiling. Double glazed rear aspect window and door to garden. Breakfast bar divide to kitchen area.

STAIRS TO FIRST FLOOR

LANDING:

Textured ceiling and loft access. Airing cupboard with immersion heater and gas central heating controls.

BEDROOM ONE: 16' 3" x 10' 0"
(4.95m x 3.05m)

Textured ceiling and double glazed front aspect window. Fitted double wardrobe. Stripped wood flooring.

BEDROOM TWO: 12' 5" x 9' 10"
(3.78m x 3m)

Textured ceiling and double glazed rear aspect window. Fitted double wardrobe and storage cupboard. Stripped wood flooring.

BEDROOM THREE: 12' 4" x 6' 5"
(3.76m x 1.96m)

Textured ceiling and double glazed rear aspect window. Storage cupboard. Stripped wood flooring.

SHOWER ROOM:

Textured ceiling and double glazed front aspect window. Suite comprising low level w.c, wash hand basin with cupboard under and mixer tap. and large shower cubicle with electric shower unit. Part tiled walls and wall light point. Heated towel rail.

REAR GARDEN:

Paved patio garden with raised walling. Well stocked flower and shrub borders. Outside tap. Panel enclosed fencing and gated rear access.

GARAGE:

Detached garage to rear. Up and over door. Power and light. Butler sink and tap.

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.

