



£1,295 pcm Unfurnished

**11 Adecroft Way, West Molesey,
KT8 1PH**

A well presented semi-detached house situated on the East Molesey border close to the River Thames and within walking distance of Hampton Court BR station. The accommodation comprises three bedrooms, two reception rooms, conservatory, fitted kitchen, utility room, downstairs cloakroom and family bathroom. The property also benefits from double glazing, gas central heating, a large rear garden and off street parking for two cars. Presented in excellent decorative order unfurnished.

- *THREE BEDROOMS**
- *TWO RECEPTION ROOMS**
- *CONSERVATORY**
- *DOWNSTAIRS CLOAKROOM**
- *CLOSE TO RIVER THAMES**
- *WITHIN WALKING DISTANCE OF BR STATION**

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

COVERED ENTRANCE PORCH:-

Outside light. Double glazed front door to:-

ENTRANCE HALL:-

Coved ceiling. Double radiator. Telephone point. Understairs cupboard housing gas and electricity meters. Laminated wood flooring. Door to kitchen and folding doors to:-

**LIVING ROOM:- 12' 6" x 12' 5"
(3.81m x 3.78m)**

Coved ceiling. Double glazed front aspect window. Double radiator. Cast iron feature fireplace with slate hearth. Doorway to:-

**DINING ROOM:- 8' 7" x 10' 5"
(2.62m x 3.18m)**

Coved ceiling. Single radiator. Laminated wood flooring. Glazed door to kitchen and sliding patio doors to:-

**CONSERVATORY:- 14' x 8' 3"
(4.27m x 2.51m)**

Double glazed front aspect window. Telephone point. Double glazed front door to garden.

KITCHEN:- 10' 7" x 10' 2" (3.23m x 3.1m)

Double glazed rear aspect window. Double radiator. Roll top worksurfaces and stainless steel 1 ½ bowl sink with mixer tap. Range of eye and base level units with concealed lighting, fan oven and hob with extractor fan above, integrated fridge and breakfast bar. Cupboard housing gas boiler and central heating control. Tiled floor. Door to:-

**UTILITY ROOM:- 15' 5" x 7' 5"
(4.7m x 2.26m)**

Inset low voltage ceiling lights. Double glazed rear aspect window. Double radiator. Roll top worksurfaces and stainless steel double sink with mixer tap, fridge/freezer, washing machine and tumble drier. Double glazed front door to side access and garden.

DOWNSTAIRS CLOAKROOM:-

Double glazed frosted side aspect window. Low level w.c. and wash hand basin with tiled splashback.

STAIRS TO LANDING:-

Double glazed side aspect window. Doors off to:-

**BEDROOM ONE:- 11' 7" x 11' 2"
(3.53m x 3.4m)**

Coved ceiling. Double glazed front aspect window. Double radiator. Built in wardrobe. Telephone point.

**BEDROOM TWO:- 13' 5" x 9'
(4.09m x 2.74m)**

Coved ceiling. Double glazed rear aspect window. Double radiator. Two built in wardrobes with hot water tank housed within.

**BEDROOM THREE:- 8' 6" x 7' 5"
(2.59m x 2.26m)**

Coved ceiling. Double glazed front aspect window. Single radiator. Fitted wardrobe cupboard. Telephone point and dimmer switch.

BATHROOM:-

Frosted double glazed rear aspect window. Double radiator. Suite comprising low level w.c., wash hand basin with mixer tap, panel enclosed bath with mixer tap and Triton shower unit and shower screen. Corner cabinet and shelf. Towel rail. ¾ tiled walls. Laminated wood floor.

REAR GARDEN:-

Enclosed with panel fencing, the garden is secluded and mainly laid to lawn with well stocked flower and shrub borders. Garden shed. Patio and decking areas. Outside light and tap.

PARKING:-

Off street parking for two cars.



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.

MORTGAGE ADVISORY SERVICE:

A mortgage advisory service is available through our association with the Mortgage & Pension Advice Centre. For professional and confidential advice with no obligation please contact our sales office.

