



£895 PCM

38a Walton Road, East Molesey KT8
ODQ

A well presented maisonette in the heart of East Molesey and situated close to local shops, restaurants and amenities. The property comprises two bedrooms, living room, kitchen and bathroom. Offered to let unfurnished, available immediately and close to Hampton Court BR station.



- *TWO BEDROOM SPLIT LEVEL MAISONETTE**
- *CLOSE TO SHOPS & BR. STATION**
- *GOOD DECORATIVE ORDER**
- *KITCHEN/BREAKFAST ROOM**
- *UNFURNISHED**
- *AVAILABLE IMMEDIATELY**

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

FRONT DOOR TO:-
ENTRANCE HALL:

Laminate wood flooring and double radiator. Stairs to landing and door to:-

KITCHEN/BREAKFAST ROOM:
13' 7" x 7' 8" (4.14m x 2.34m)

Side aspect windows and double radiator. Laminate wood flooring and part tiled walls. Roll top worksurfaces with Stainless steel single drainer sink unit with mixer tap. Eye and base level units. Cooker, washing machine and fridge freezer.

STAIRS TO FIRST FLOOR:

Cupboard housing combination boiler. Open plan to:-

LIVING ROOM: 13' 1" x 11' 1"
(3.99m x 3.38m)

Sashcord rear aspect window and picture rail. Feature brick built fireplace. Display unit with shelving above. Display alcove with book shelving.

BEDROOM ONE: 10' 3" x 10' 1"
(3.12m x 3.07m)

Coved ceiling and sashcord front aspect window. Double radiator. Built in double wardrobe and single wardrobe with cupboard above.

BEDROOM TWO: 10' 2" x 9' 4"
(3.1m x 2.84m)

Picture rail and sashcord front aspect window. Double radiator.

BATHROOM:

Sashcord frosted rear aspect window and fully tiled walls. Suite comprising low level w.c, pedestal wash hand basin and panel enclosed bath with mixer tap and shower attachment. Double radiator.

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

