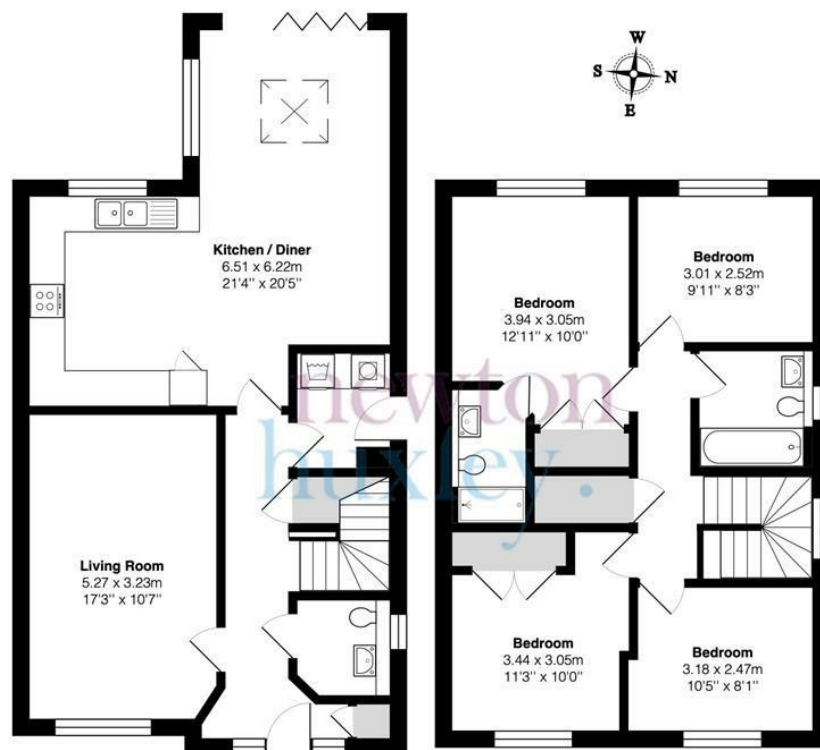


# £4,000 PCM PCM

Orchard Farm Avenue, East Molesey

newton  
huxley.



Orchard Farm Avenue, East Molesey

Total Area: 124.5 m<sup>2</sup> ... 1340 ft<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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huxley.

Sales, Lettings &  
Property Management

East Molesey

33 Bridge Road  
East Molesey  
Surrey  
KT8 9ER

020 8396 6717

molesey@newtonhuxley.co.uk

Claygate

15 The Parade  
Claygate  
Esher  
Surrey  
KT10 0PD

01372 631 622

esher@newtonhuxley.co.uk

f @

newtonhuxley.co.uk

## Property Features

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Sears Property or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer of contract.

Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by Sears Property and therefore no warranties can be given as to their good working order.

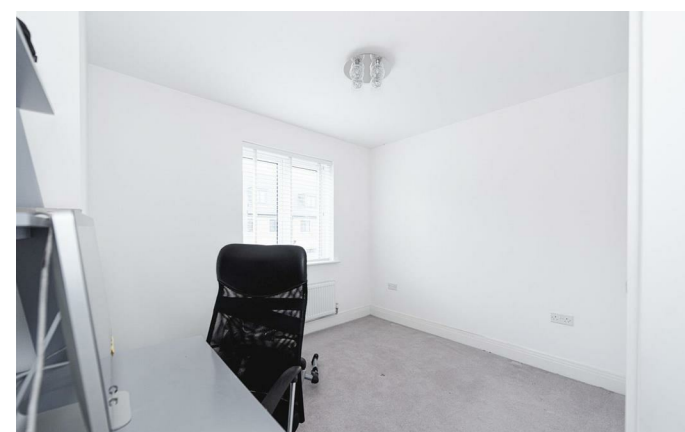
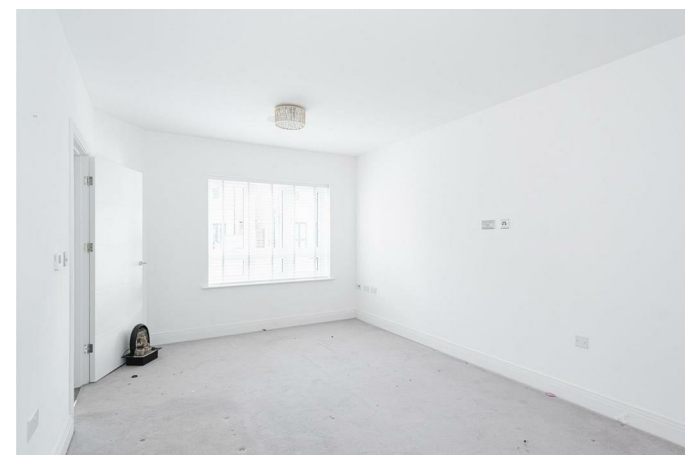
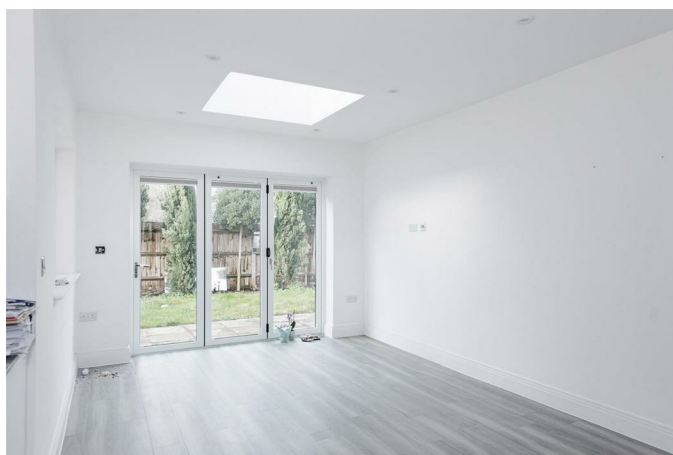
Newton Huxley Ltd is a private company registered in England and Wales whose registered address is 33 Bridge Road, East Molesey, Surrey, KT8 9ER.

Registered number is 09266316.



## Property Features

- Private Road
- Four Bedrooms
- Open Plan Living Area
- Off Street Parking
- Separate Utility Area
- Landscaped Garden
- Two Bathrooms
- Available early July
- Council Tax Band F



## About this property

A four bedroom link detached house situated on a sought after private road in East Molesey. The property benefits from a open plan kitchen/ dining room, bright living room and bi folds which open to the landscaped rear garden and a utility room.

Upstairs, the property compromises of four bedrooms, with an ensuite shower room to the

master and three further good sized bedrooms and main family bathroom.

Internally, the house has been modernised to a high standard with many additional fixtures and fittings including Sonos speakers, remote controlled blinds to two bedrooms, boiling and filtered water tap to the kitchen and a water softener installed for all taps across the house.

The property also has off street parking for 2 cars.

This property is offered unfurnished and available early July.