

121, Molesey Road, Walton-On-Thames, KT12 4QW

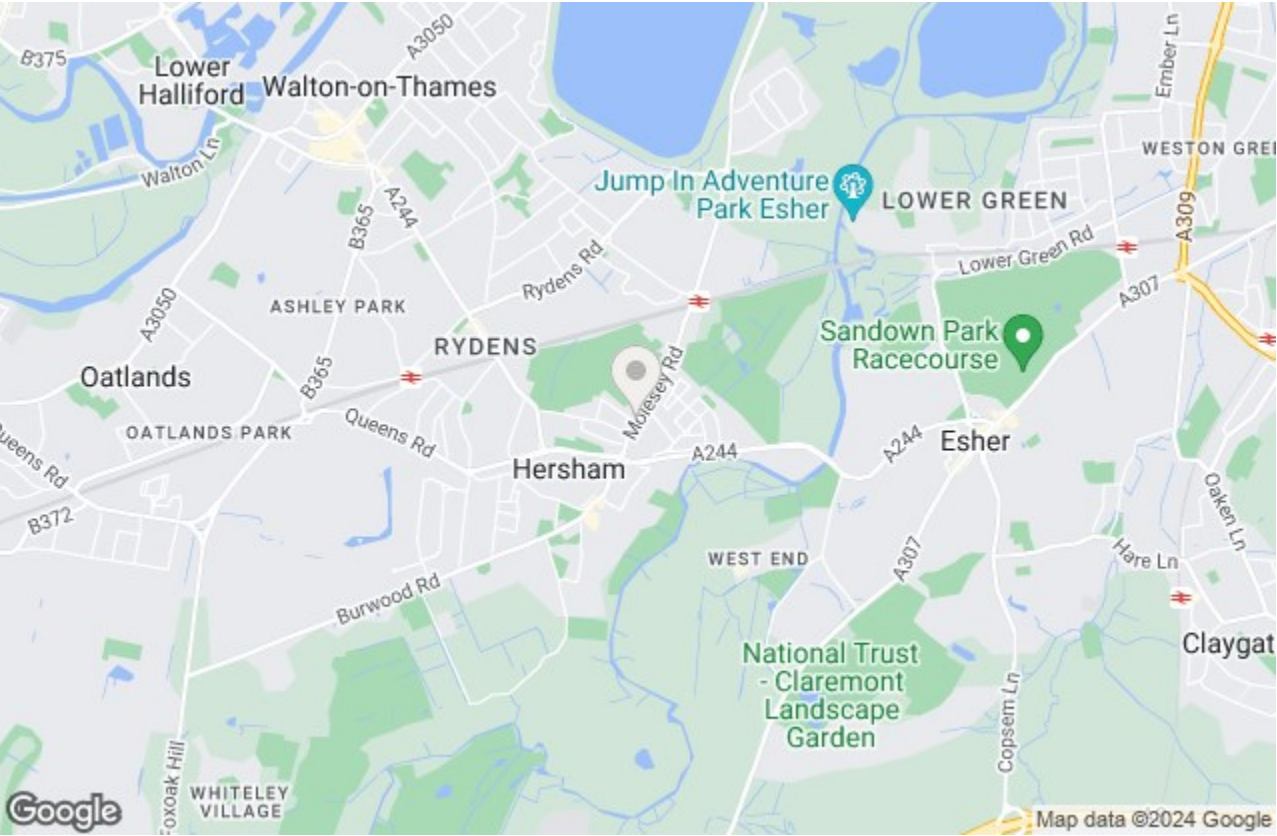
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



£450,000 Freehold

We are delighted to offer this charming period home offering a wealth of character throughout. The accommodation is well presented throughout and briefly includes an entrance lobby, bright and airy living room with feature fireplace and stripped wood flooring which continues through to the separate dining room which includes another fireplace and picture rails. The kitchen is fitted with a modern range of shaker style units and drawers with ample work surfaces and Butler style sink. The bathroom includes a three piece modern suite with bath and shower over, low level wc and wash hand basin. The turning stairs lead to the first floor you will find two double bedrooms, both with stripped wood flooring. Externally the pretty rear garden is mainly laid to lawn with mature shrubs and flower borders, private paved patio with timber shed. Molesey Road is a popular location been central and convenient for Herham mainline station, local shops & Herham village and the ever popular Herham schools. This pretty terraced home is worthy of an internal viewing at your earliest convenience. Contact our Walton branch for further details and an appointment to view.



Molesey Road, Walton-On-Thames, KT12 4QW



- CHARACTER COTTAGE
- TWO SEPARATE RECEPTION ROOMS
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- CLOSE TO VILLAGE SHOPS

- BEAUTIFULLY PRESENTED
- MODERN FITTED KITCHEN
- SUNNY PRIVATE REAR GARDEN
- CLOSE TO HERSHAM MAINLINE STATION
- POPULAR HERSHAM SCHOOLS CLOSE BY

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract