

## 79, Molesey Close, Walton-On-Thames, Surrey, KT12 4PZ

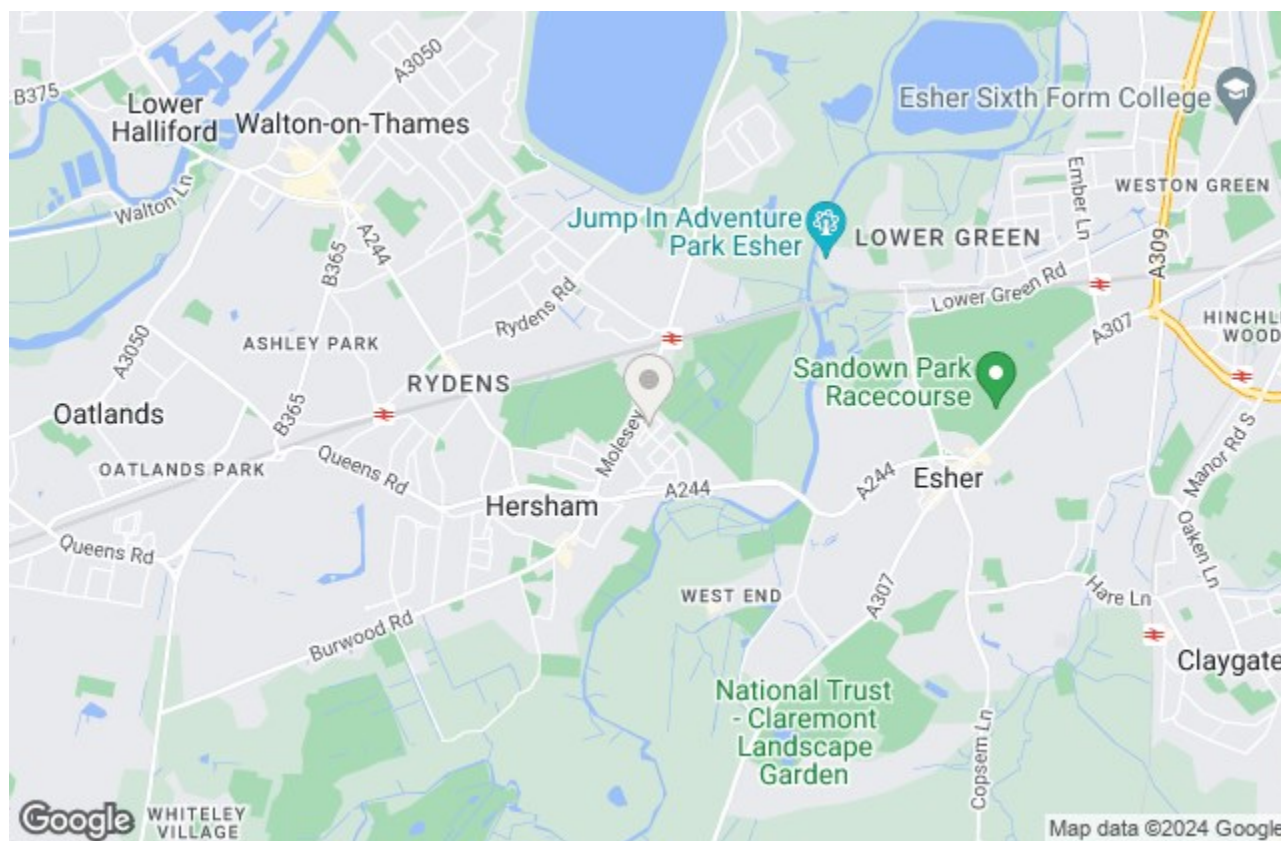
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Offers In Excess Of £548,800 Freehold

We are delighted to offer this beautifully presented semi detached home offering exceptional value and conveniently located within a short walk to both Hersham mainline station, Hersham village and the ever popular Hersham schools. The accommodation briefly includes a welcoming entrance hallway, bay fronted living room with feature fireplace and open plan modern kitchen which is fitted with a good range of eye and base level units with ample worksurfaces and quality laminate flooring. The kitchen is open plan to the dining area and offers the perfect space to entertain with double glazed doors onto the rear garden. On the first floor you will find three good size bedrooms and the modern three piece family bathroom with heated towel rail, shower over bath and vanity unit with built in sink. Externally the rear garden is mainly laid to lawn with side access, private paved patio and mature shrubs. There is also the advantage of a detached brick built studio room currently used as a gym but could also make the perfect work from home space. The detached garage offers ample storage or parking and is accessed via a shared drive with a further private drive creating private off street parking to the front. The wonderful home is worthy of an early internal viewing which can be arranged by contacting our Walton office.



# Molesey Close, Walton-On-Thames, Surrey, KT12 4PZ



- THREE BEDROOMS
- GARAGE AND PARKING
- OFF STREET PARKING ON PRIVATE DRIVE
- CLOSE TO HERSHAM VILLAGE
- BEAUTIFULLY PRESENTED
- SEMI DETACHED FAMILY HOME
- DETACHED STUDIO IN GARDEN
- CLOSE TO HERSHAM STATION
- POPULAR HERSHAM SCHOOLS NEARBY



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