

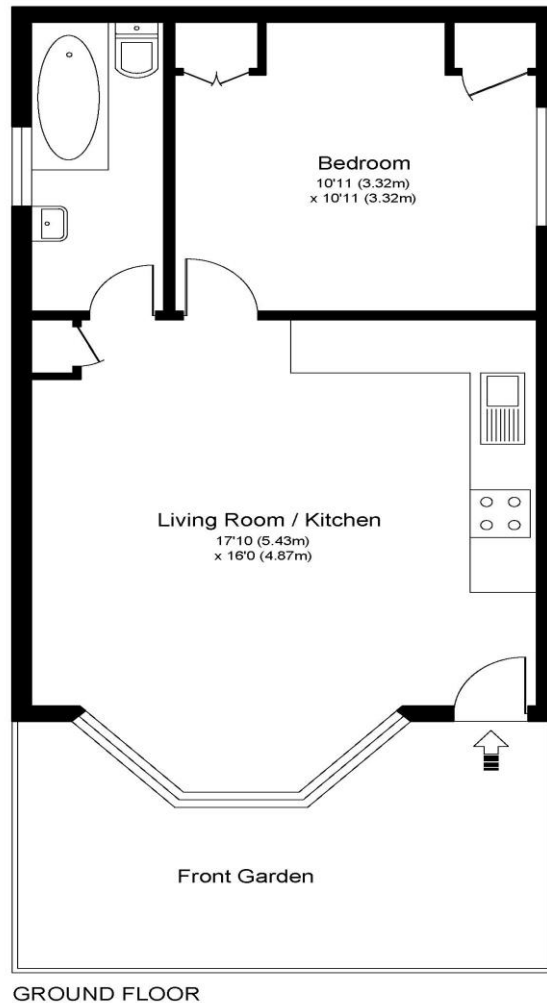
**JAMES NEAVE**  
THE ESTATE AGENTS



**106 Molesey Road, Walton-On-Thames, Surrey, KT12 4RD**

**£237,500**





Approximate Gross Internal Floor Area: 38 m sq / 408 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

For sale with no onward chain, a stylish one-bedroom ground floor maisonette with allocated parking and low running costs. Converted in 2015, the property features modern finishes throughout and has been well maintained. The open-plan living room and kitchen create a bright and sociable space, with a lovely bay window at the front currently set up as a home office area. The double bedroom is set to the rear, offering peace and quiet, while the bathroom is a good size and benefits from underfloor heating and a shower over the bath. Outside, there's a recently finished, small landscaped front garden with a walled entrance and gate, offering a pleasant main entrance. One allocated parking space is included to the rear – a real advantage over many similar properties on the street. The property is cost-effective to run, with Council Tax being Band B, an EPC rating of C, and affordable service charges. It also comes with a long lease of approximately 115 years. Located in Hershams, just half a mile from the train station and close to the village centre, with great local amenities including Waitrose, Lidl, and Costa Coffee. EPC Rating C.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.