JAMES NEAVE
THE ESTATE AGENTS

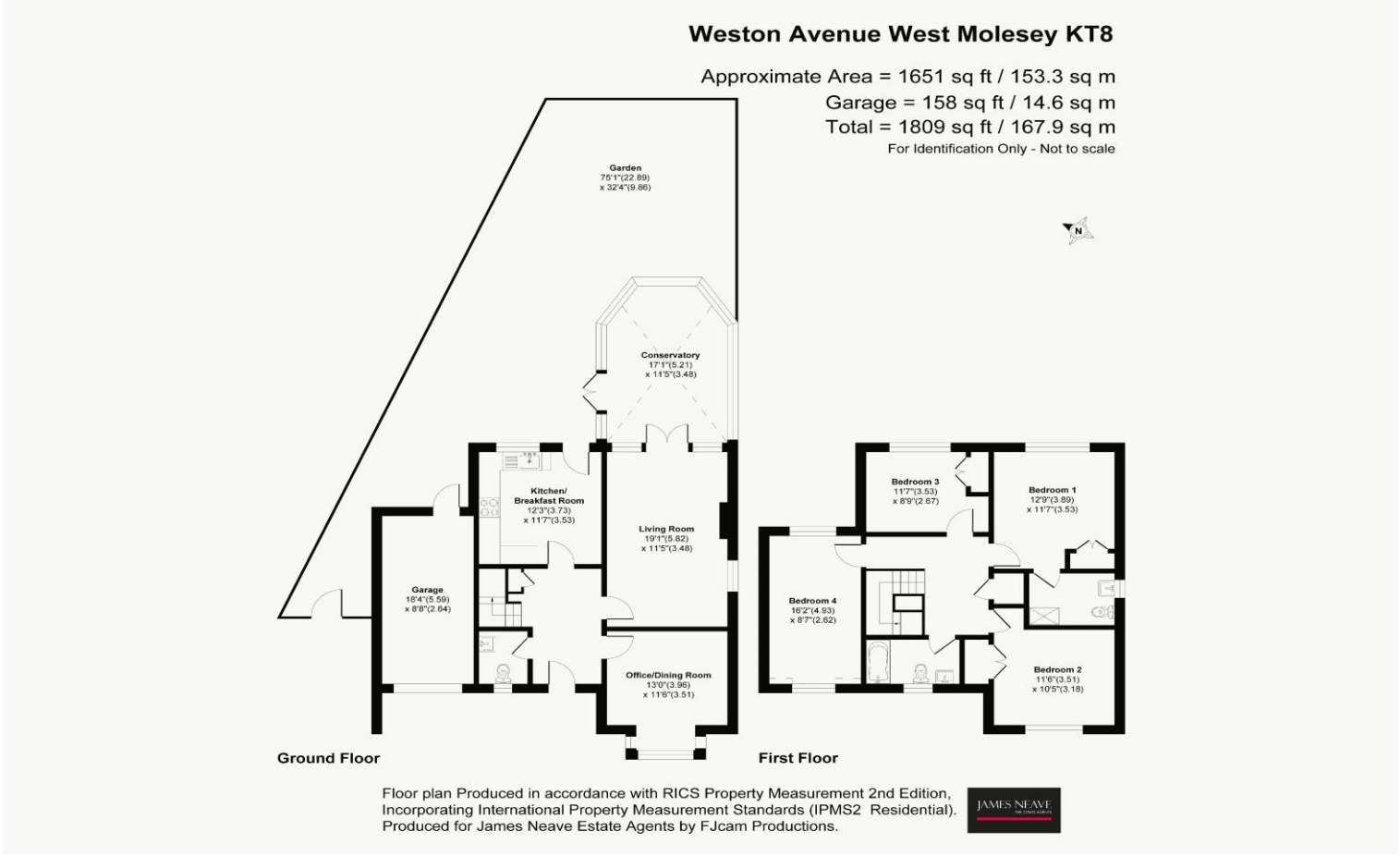


52 Weston Avenue, West Molesey, Surrey, KT8 1RG

£895,000







Offered to the market for the first time since being built in 2001, this attractive four-bedroom detached family home occupies a desirable position on a popular residential road, close to the River Thames. The property offers spacious accommodation arranged over two floors, making it particularly well suited to family life. The ground floor features separate reception rooms, providing flexibility for use as a sitting room, dining room, family room, office or playroom. The separate kitchen is well equipped, with ample worktop space and storage, while upstairs are four well-proportioned bedrooms. The principal bedroom benefits from an en-suite, with a family bathroom serving the remaining bedrooms. Outside, the large low-maintenance garden provides a private space for relaxing and entertaining. Off-street parking to the front and an integral garage, currently used for storage and workshop space, add further practicality and could offer scope for alternative uses. Situated on a well-regarded residential road, the property is conveniently located for the River Thames, local amenities, schools and transport links, making this an appealing family home with excellent potential for the future. 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.