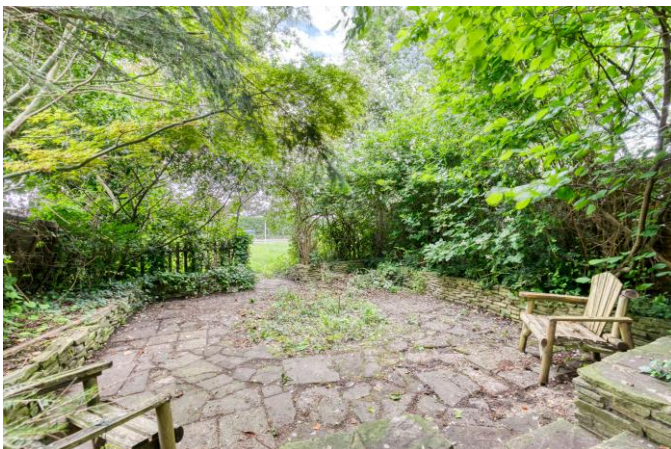




**2 North Weylands Cottages Molesey Road Walton-On-Thames Surrey KT12 3PL**

**Offers Over £375,000**



**Molesey Road, Walton-on-Thames, KT12**

Total internal area (excluding outbuilding): approx. 71.0 sq. metres (763.8 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture

For sale with no onward chain, this charming two-bedroom terraced cottage is a fantastic opportunity. Offering a generous floor plan and front and rear gardens, this home is bursting with potential. The ground floor features a spacious, dual-aspect kitchen and a separate living room, both stretching the full depth of the house. Upstairs, you'll find two double bedrooms, a family bathroom, and access to a loft. The main bedroom is particularly impressive, running the full depth of the house with built-in wardrobes, creating an especially spacious feel. Externally, the property is set back from the road behind a mature, east-facing front garden, providing a sense of privacy. To the rear is a west-facing courtyard garden, along with a useful storeroom. Residents' parking is available to the rear of the cottages. Situated on the borders of Hersham and Walton-on-Thames, the cottage is conveniently close to Hersham train station and a local Tesco Express. The amenities of Hersham village are also just a short distance away. EPC Rating: E.





**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.