

**JAMES NEAVE**  
THE ESTATE AGENTS



**316 Molesey Road Hersham Surrey KT12 4SQ**

**£500,000**





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

Total internal area: approx. 89 sq. metres (957.6 sq. feet)

Main area: approx. 75.5 sq. metres (812.3 sq. feet)

Garage: approx. 13.5 sq. metres (145.3 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

A three-bedroom, two-bathroom semi-detached home, ideally located for Hersham mainline station with direct trains to London Waterloo. The property is well presented throughout and features two newly fitted bathrooms within the last year. On the ground floor, there's a bright front lounge with bay window and decorative fireplace, a central dining/family room, and a rear kitchen with a good range of fitted units. The downstairs bathroom includes a shower over the bath. Upstairs are three nice-sized bedrooms, with the main bedroom benefiting from an en-suite shower room, and good loft space. Outside, the rear garden has been recently re-turfed and includes a patio for outdoor dining. Additional features include off-street parking for two cars, a garage, gas central heating, and double-glazed windows. The property is also well placed for local schools, Hersham Village with its Waitrose, Lidl and Costa, and a Tesco Express within walking distance. EPC Rating D.



**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.