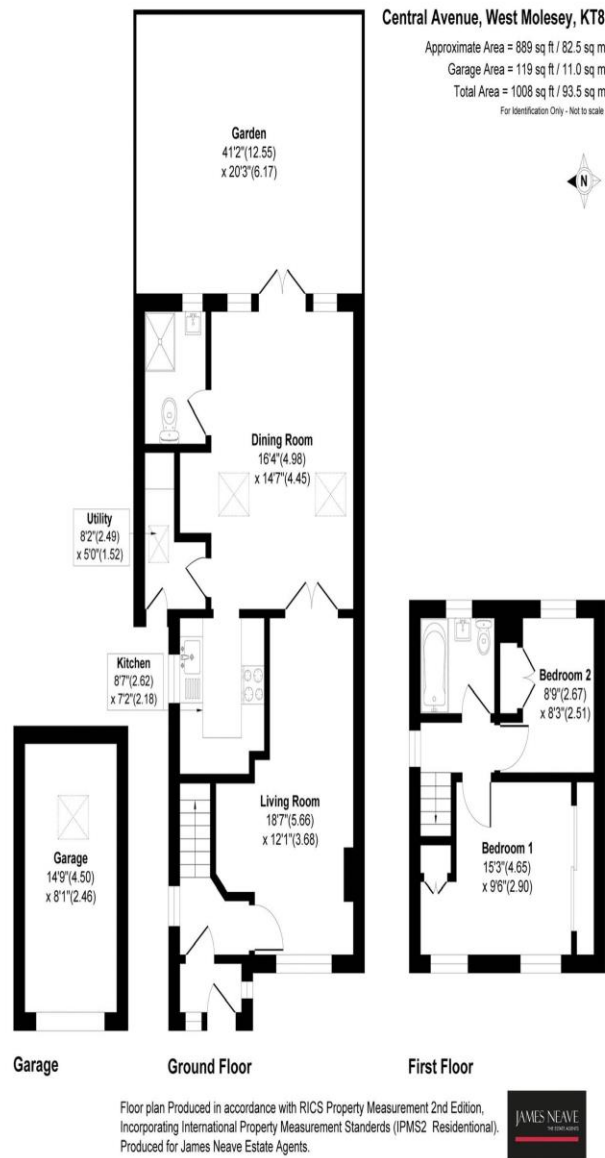




2 Central Avenue West Molesey Surrey KT8 2QX

£460,000





This semi-detached two-bedroom property has been significantly improved by a ground-floor rear extension. The internal layout comprises an entrance hall leading to a traditional front reception room, which opens into an extended living and dining area at the rear. This additional square footage provides a flexible floor plan suitable for multiple uses. A key feature of the ground floor is the inclusion of a wet room, providing a full second bathroom facility. There is also a compact kitchen and a handy utility area with external access. The first floor consists of two double bedrooms and a family bathroom, with additional storage available in the loft space. The property benefits from double glazing and gas central heating throughout. The exterior offers both functional storage and leisure space. To the front, the house is set behind a gated entrance leading to a driveway with off-street parking and access to a garage. The rear garden is arranged into distinct areas, including a lawn and a raised timber decking platform. The sale includes a hot tub situated on the decking for your enjoyment. Situated in West Molesey, the property is located within one mile of Hampton Court Station (Zone 6), which provides direct rail links to London Waterloo. The area is well-served by local amenities on Walton Road and is within the catchment area for several primary and secondary schools. The open spaces of Molesey Heath, the River Thames, and Bushy Park are all within close proximity. 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.