# Harmes Turner Brown

**Molesey Close, Walton-On-Thames, Surrey, KT12 4PZ**

## Guide Price £500,000 Freehold

HTB are delighted to offer this beautifully presented three bedroom family home which has been updated to a particularly high standard by the present owner. Located in the popular Molesey Close with easy access to Hersham mainline station, Hersham village and Hersham schools, this lovely family home is the perfect location for families and professionals. The accommodation is immaculately presented throughout and briefly includes a bright and airy living room with feature fireplace, separate study room/office currently used as a dressing room and beautiful fitted kitchen with modern units, drawers and built in appliances. On the first floor you will find three bedrooms, a modern wet room with walk in shower, wash hand basin and wc. From the second bedroom there is a ladder leading to the loft which is boarded with sky lights. Externally the rear garden is mainly laid to lawn with pretty shrub and flower borders, a modern timber decked patio with inset lighting, built in seating and bbq area making the perfect space to entertain and built in timber shed. There is also the advantage of a detached studio to the rear of the garden which would make the perfect work from home office, gym or bike studio. Within the studio there is currently a utility area, cloakroom and built in sauna. with further space to extend to the side, subject to the usual planning consents, viewings are highly recommended and can be arranged by contacting HTB on 01932 222266.



Walton Branch
45A High Street
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Surrey KT12 1DH
01932 222266

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Molesey Branch
45 Walton Road
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Surrey KT8 0DP
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The Property Ombudsman

Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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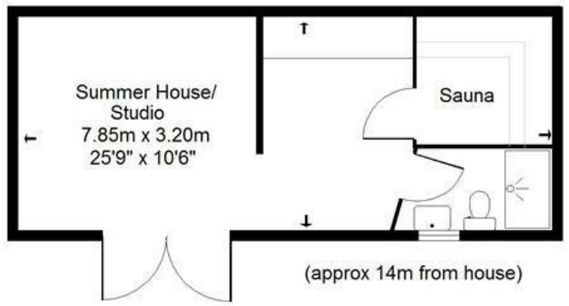
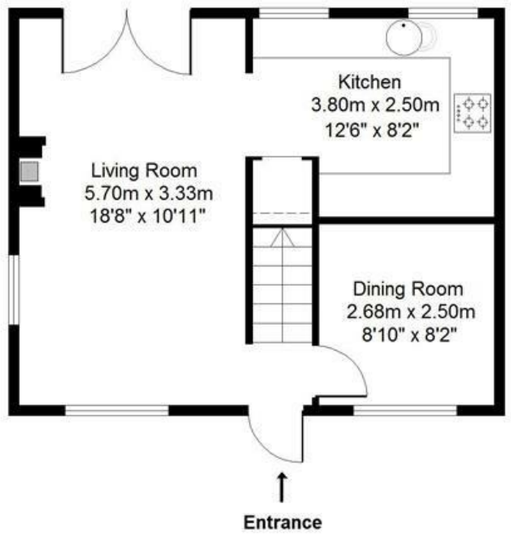
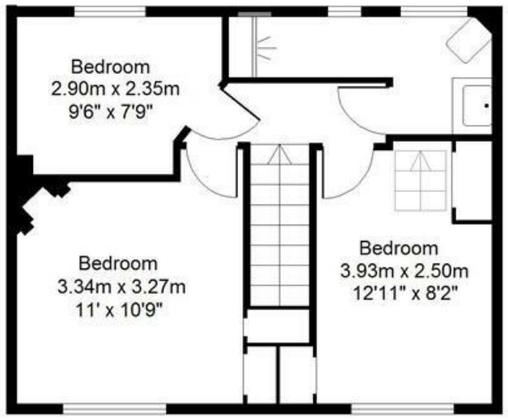


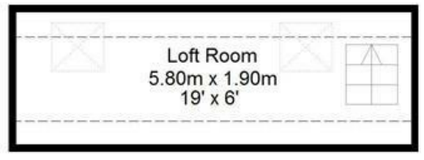

Ground Floor



First Floor

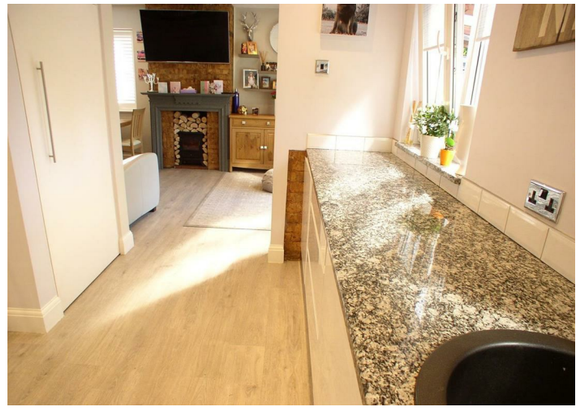
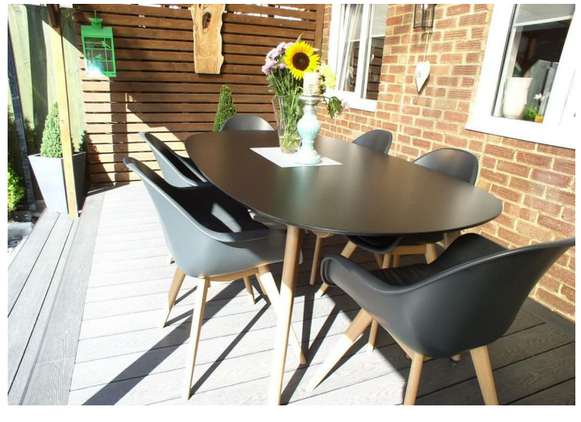



Second Floor




Not to scale

Approximate Gross Internal Floor Area:
House: 91m sq (982sq ft) inc Loft Room
Summer House: 24m sq (265sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- THRRE BEDROOMS
- DETACHED STUDIO/OFFICE
- MODERN FITTED KITCHEN
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO VILLAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- CLOSE TO STATION
- MUST BE SEEN