

Molesey Road, Walton-On-Thames, Surrey, KT12 4RD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	60	68
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



£635,000 Freehold

We are delighted to offer this beautiful period family home offering a wealth of character throughout and immaculately presented. The property has been skilfully extended and briefly includes entrance hallway, bay fronted living room with feature fireplace, separate dining room with large under-stairs storage, modern fitted kitchen, downstairs wc and bright & airy open plan family room with large sky lights providing natural light. On the first floor you will find three good size bedrooms and the modern family bathroom which includes a modern white three piece suite. Stairs continue to the second floor where you will find the extended master bedroom with feature 'corner' glazing overlooking the rear garden. There is a dressing area to the rear of the master bedroom cleverly hidden away behind a built in screen with two sky lights and ample eaves storage. The second floor landing also gives access the the newly installed three piece bathroom with feature roll top bath and stunning 'high-level' feature WC. Externally the private rear garden is mainly laid to lawn with mature shrubs and plants, a private paved patio. Molesey Road is a popular location and conveniently suited for Hersham mainline station, Hersham village shops and the ever popular Hersham schools. This wonderful external space is ideal for entertaining and stretches approx 100' in length. Internal viewings are a must to fully appreciate the fabulous space, beautiful interior and exceptional value for money.

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MOLESEY ROAD KT12



Approximate Gross Internal Floor Area: 126 m sq / 1360 sq 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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

- FOUR BEDROOMS
 - EXTENDED FAMILY HOME
 - TWO BATHROOMS
 - CLOSE TO STATION
 - LARGE REAR GARDEN
- SEMI DETACHED
 - BEAUTIFUL MASTER BEDROOM
 - TWO RECEPTION ROOMS
 - HERSHAM SCHOOL CATCHMENT
 - VIEWING RECOMMENDED

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

