

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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		
(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 

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

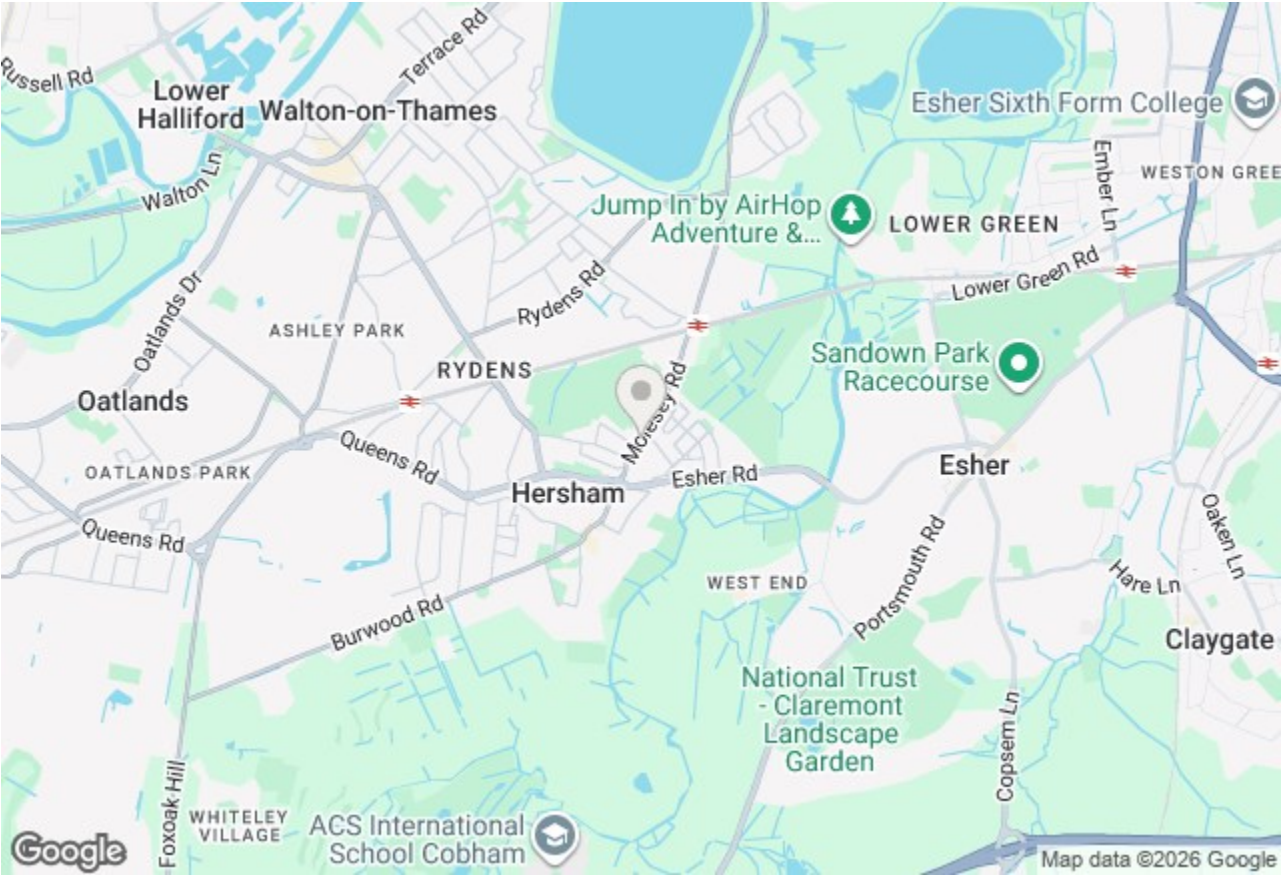


£649,950 Freehold

Located on Molesey Road in the charming area of Hersham, Walton-On-Thames, this delightful three-bedroom semi-detached family home offers a perfect blend of period features and modern living. The property is ideally situated within easy reach of Hersham Station and the village centre, making it a convenient choice for commuters and families alike.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning open-plan kitchen, which boasts integrated appliances and a design that encourages family gatherings. The bifolding doors from the family room seamlessly connect the indoor space to the large rear garden, creating a wonderful flow for outdoor living. The garden features both patio and lawn areas, perfect for summer barbecues or simply enjoying a quiet afternoon in the sun.

This property also benefits from a private drive, offering off-street parking for your convenience. With its charming character and modern amenities, this home is an excellent opportunity for those seeking a comfortable and stylish living space in a sought-after location. Don't miss the chance to make this lovely house your new home.



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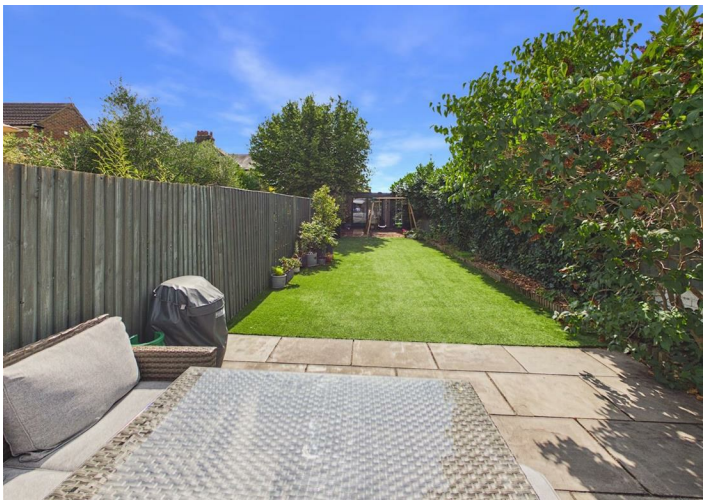
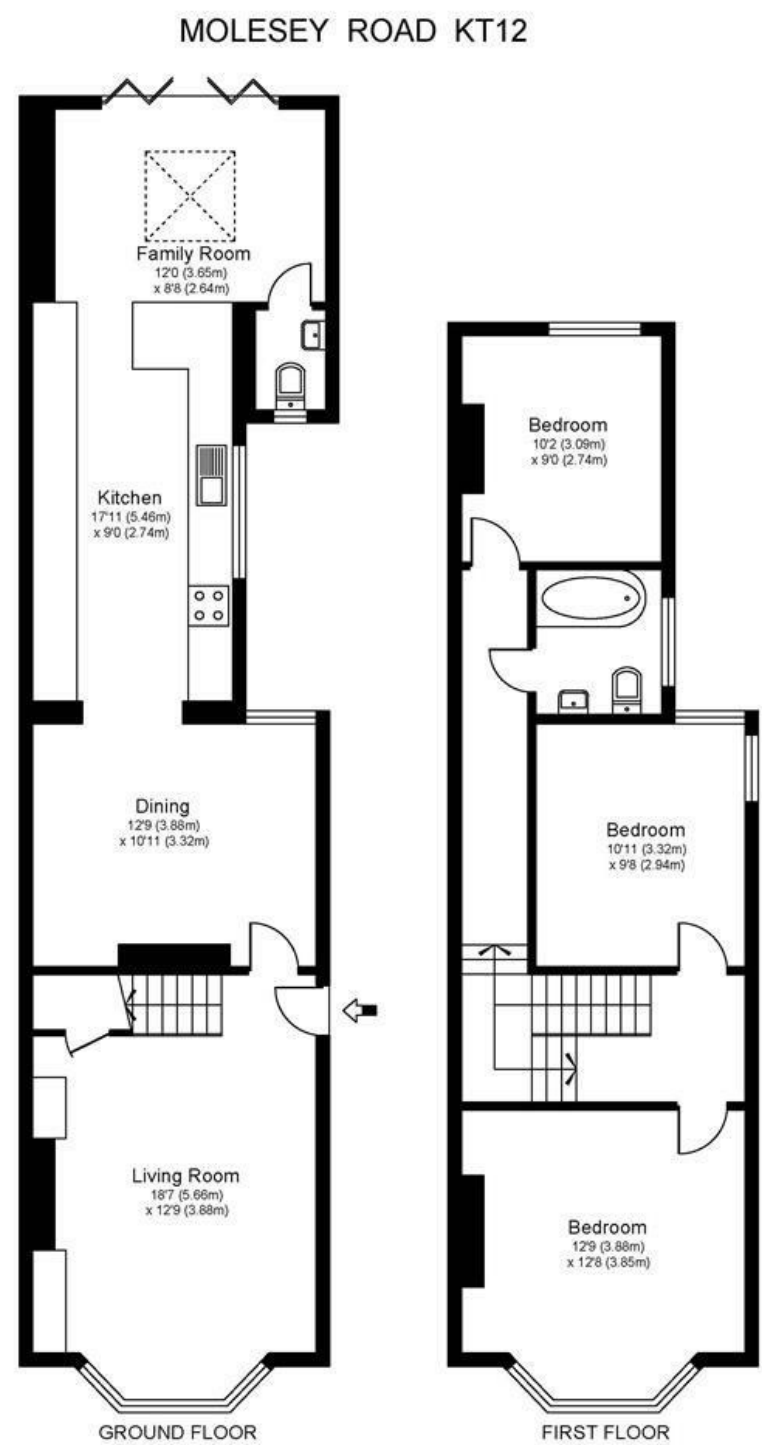
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Approximate Gross Internal Floor Area: 108 m sq / 1157 sq ft

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.

- THREE BEDROOMS
- STUNNING OPEN/PLAN KITCHEN/FAMILY ROOM
- LARGE REAR GARDEN WITH PATIO AND GENEROUS EXPANSE OF LAWN
- OFF STREET PARKING
- FIRST FLOOR BATHROOM
- FRONT ASPECT LOUNGE WITH FEATURE FIREPLACE AND SEPERATE DINING ROOM
- DOWNSTAIRS CLOAKROOM
- SHORT WALK TO STATION AND VILLAGE CENTRE

