



Websters  
estate agents



# Mole Place, West Molesey, KT8 2AG

Semi Detached 3 bedroom modern build family home in a popular gated development with allocated parking, a west facing garden and no onward chain. Situated just 0.2 miles from local shops, cafes and restaurants and within 0.7 miles of St Lawrence, St Alban's, Chandlers Field and Hurst Park Primary Schools.

Built in 2015 and offering 1022 sq ft of living space with high specification fixtures, fittings and floorings, double glazed windows and doors, energy efficient boiler, heating and lighting and pleasing neutral decor throughout.

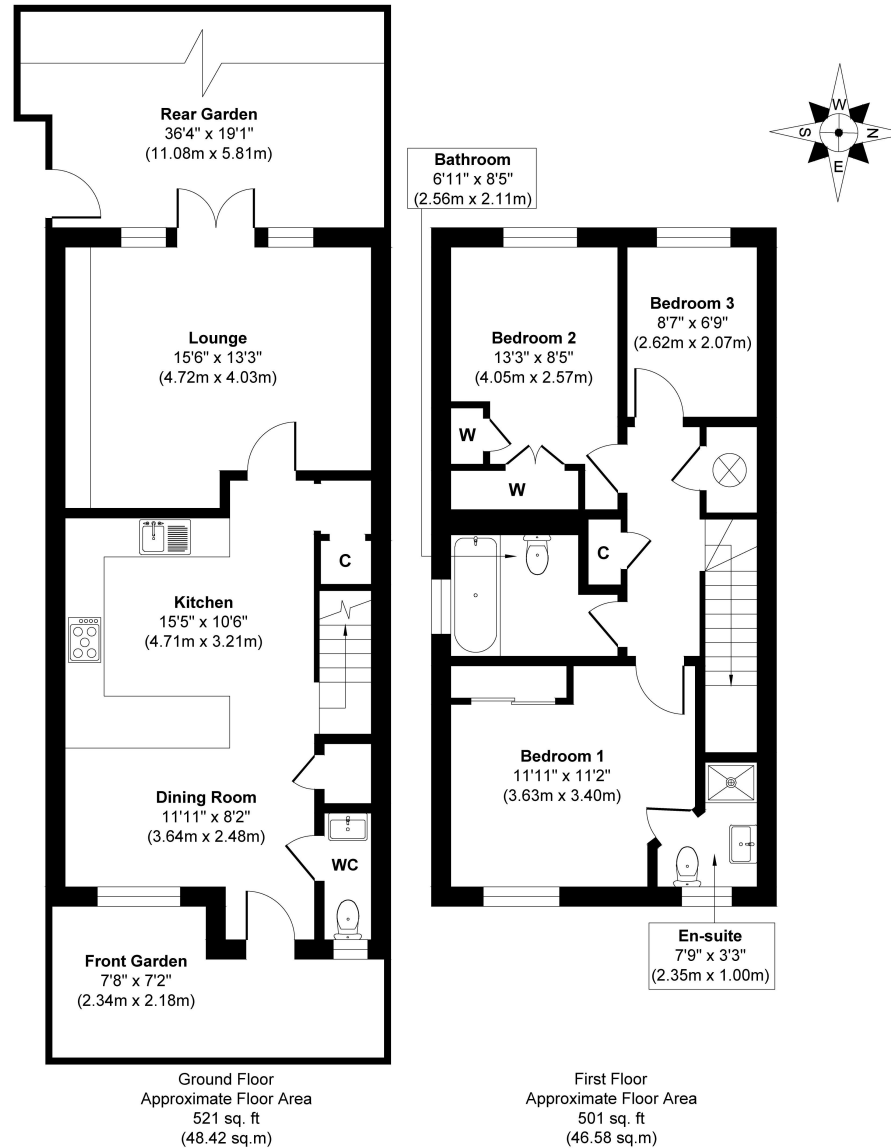
Front door leads to the open plan kitchen/family room with stylish fitted units, energy efficient appliances, a breakfast bar, space for a dining, a wc, utility cupboard, understairs storage and a door into the living room at the rear. This spacious light filled room has fitted storage unit and doors opening onto the garden with a patio, lawn and secure gated side access. On the first floor are 3 bedrooms, the main with an en-suite shower room and the family bathroom

Located 0.7 miles from Thames Riverside Hurst Park and Neilson Recreation Grounds and within 0.2 miles of public transport links towards Hampton Court and Kingston upon Thames. EPC Rating C

- Semi Detached Modern Build Home
- 3 Bedrooms and 2 Bathrooms
- Allocated Parking and West Facing Garden
- No Onward Chain
- Gated Residential Development
- Close to Popular Schools
- 0.2 Miles from Shops and Cafes



## Mole Place



**Approx. Gross Internal Floor Area 1022 sq. ft / 95.01 sq. m**

**a** Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY

**t** 020 8614 6000

**e** sales@mywebsters.co.uk **w** mywebsters.co.uk

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

