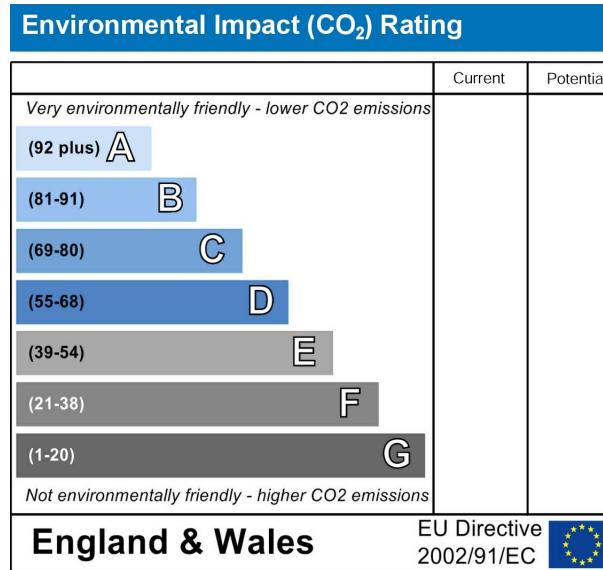
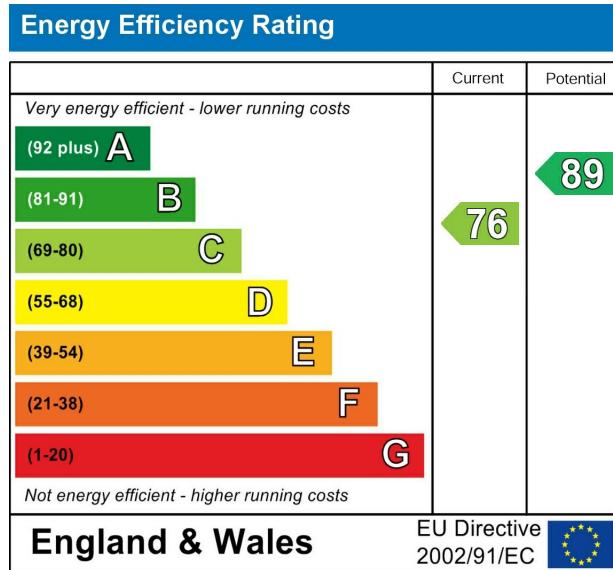


## Grange Close, West Molesey, Surrey, KT8 2PX

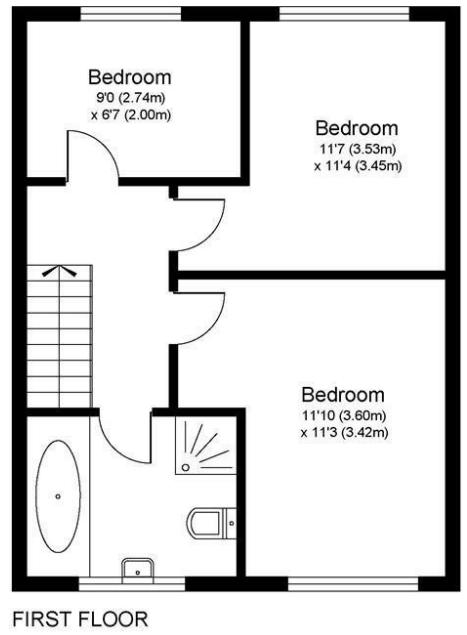
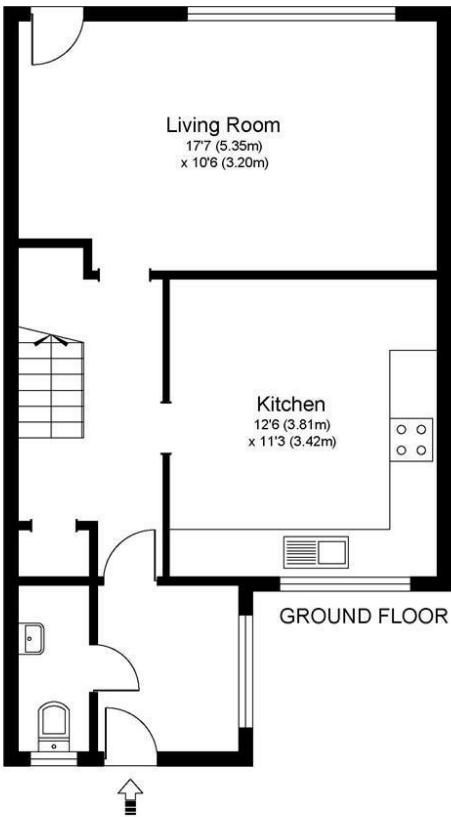


**£419,950 Freehold**

We are pleased to offer the three bedroom terrace family home with the layout recently been much improved to provide a much better balance on the first floor with the addition of a downstairs cloakroom on the ground floor and a timber outbuilding with laminated flooring, power and light, which could make an ideal home office. The property briefly comprises entrance lobby, downstairs WC, entrance hallway, good size kitchen breakfast room, lounge at the rear with access to a south facing rear garden approximately 36ft in length. On the first floor there are now two double bedrooms, a good size single room and a modern refitted four piece bathroom. Viewings are recommended at your earliest convenience.

# Grange Close, West Molesey, Surrey, KT8 2PX

## GRANGE CLOSE KT8



Approximate Gross Internal Floor Area: 80 m sq / 863 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.

- GOOD DECORATIVE ORDER THROUGHOUT
- GAS CENTRAL HEATING VIA RADIATORS
- DOUBLE GLAZING
- NO ONWARD CHAIN
- OUTSIDE HOME OFFICE WITH POWER AND LIGHT
- MODERN REFITTED BATHROOM
- CLOSE TO LOCAL AMENITIES
- KITCHEN BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM

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 errors and omissions and they do not form part of any contract.

