

# Fleetside, West Molesey, KT8

£379,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are proud to offer to the market this much loved end of terrace home with plenty of spacious accommodation throughout. The property offers a welcoming hallway leading directly through to the spacious reception room with access to the garden via French doors. Continuing through on the ground floor the property boasts a modern kitchen to the rear. The ground floor, benefiting from a stunning wooden floor throughout is family friendly and offers spacious bright living. Upstairs the property has two spacious double bedrooms and an additional single bedroom. In addition, the property has the advantage of off-street parking and a large back garden. This superb home is located in a pleasant and convenient location in West Molesey, within easy access of local shops, schools and the bus service connecting to Hampton Court Station, Kingston and Walton.

**Off street parking**

**Three bedrooms**

**Garage**

**Garden**

# Fleetside, West Molesey, KT8

£379,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception

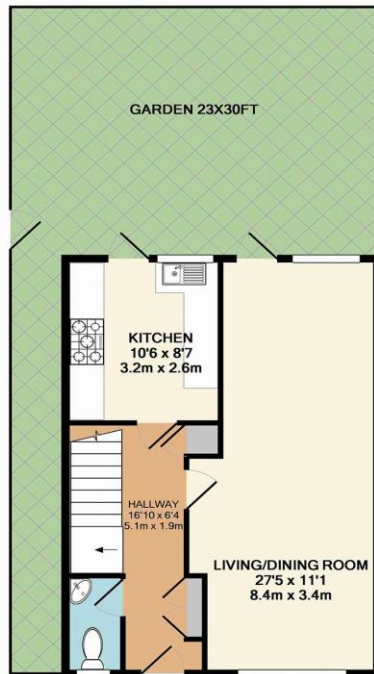
**IVY GATE™**

Off street parking

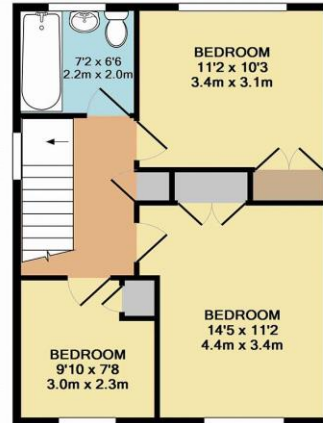
Garage

Garden

Three bedrooms



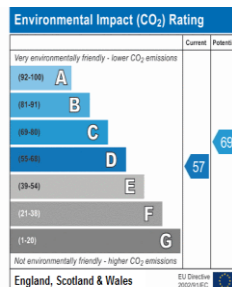
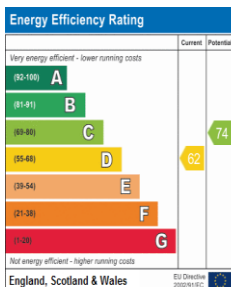
GROUND FLOOR  
APPROX. FLOOR  
AREA 472 SQ.FT.  
(43.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016



Tenure: Freehold

Council Tax: D

Local Authority:

EPC Rating: D

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.