



Walton Road, West Molesey, Surrey, KT8 2JE

Beautifully presented flat above | Freehold for Sale | Close to local high street | Commercial Unit
Good Transport links | Great investment opportunity | |

Asking Price: £625,000

HUNTERS[®]
HERE TO GET *you* THERE

**Walton Road, West Molesey, Surrey,
KT8 2JE**

A mid terrace property with modern shop front and rear extension providing workshop space which could also be utilised for additional retail or office space if required. There is a spacious and beautifully presented flat above which has been extended into the loft and is accessed from the front via a door to the side of the shop.

LIVING ROOM
16`9 x 16`3

KITCHEN
9 x 7`4

BEDROOM 1
11`9 x 10`3

BEDROOM 2
7 x 6`2

LOFT
28`3 x 5

WORKSHOP + STORE
Approximately 425 sq ft

RETAIL AREA
Approximately 510 sq ft

ENERGY PERFORMANCE RATING
«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS
Monday - Friday: 8:30am - 6:30pm
Saturday: 10am - 4pm
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters 94 Central Road, Worcester Park, KT4
8HU 0208 432 2347
worcesterpark@hunters.com

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Registered Office: Ground Floor 143-145 Broadway, West Ealing, London, W13
9BE

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

