



3 Boleyn Drive

West Molesey, KT8 1RE

**Asking price £425,000**



This stylish two bedroom Freehold house is presented to the market in excellent order throughout.

The property benefits from a ground floor extension which has created a rear aspect kitchen/diner that overlooks the private rear garden. The front aspect living room has wood flooring and is a delightful, homely space that also has access to the kitchen.

The first floor consists of a three piece bathroom suite and two double bedrooms. Bedroom one is particularly noteworthy due to the sheer size of the room.

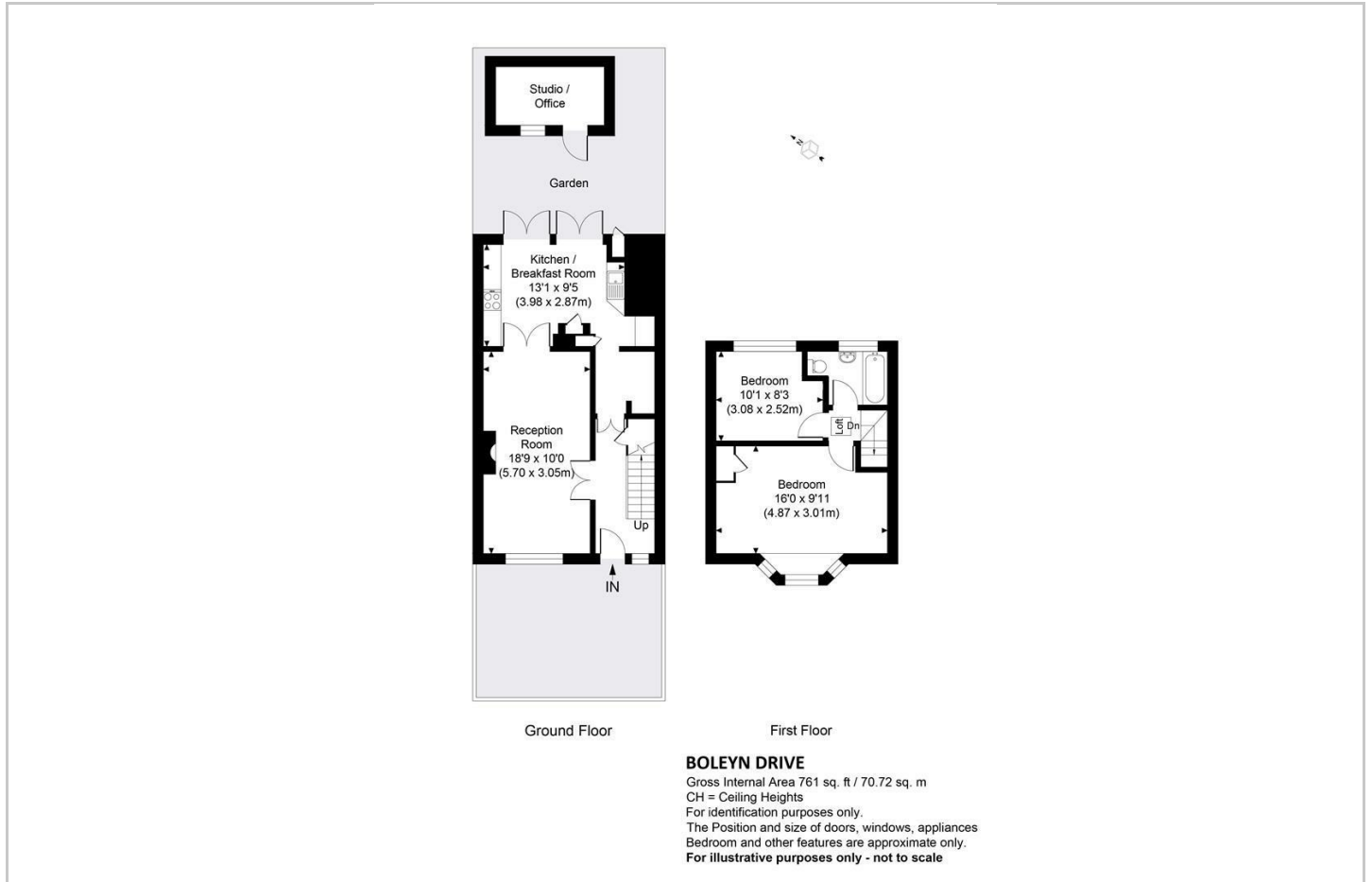
At the bottom of the private garden is a summer house, that is utilised as an art studio, it is insulated and has electrics. The garden has rear pedestrian access.

There is off street parking via the driveway to the front.





## Floor Plan



## Area Map



## Viewing

Please contact our Shepperton - Sales Office on 01932232927 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

