

36, Dennis Road, East Molesey, Surrey, KT8 9ED

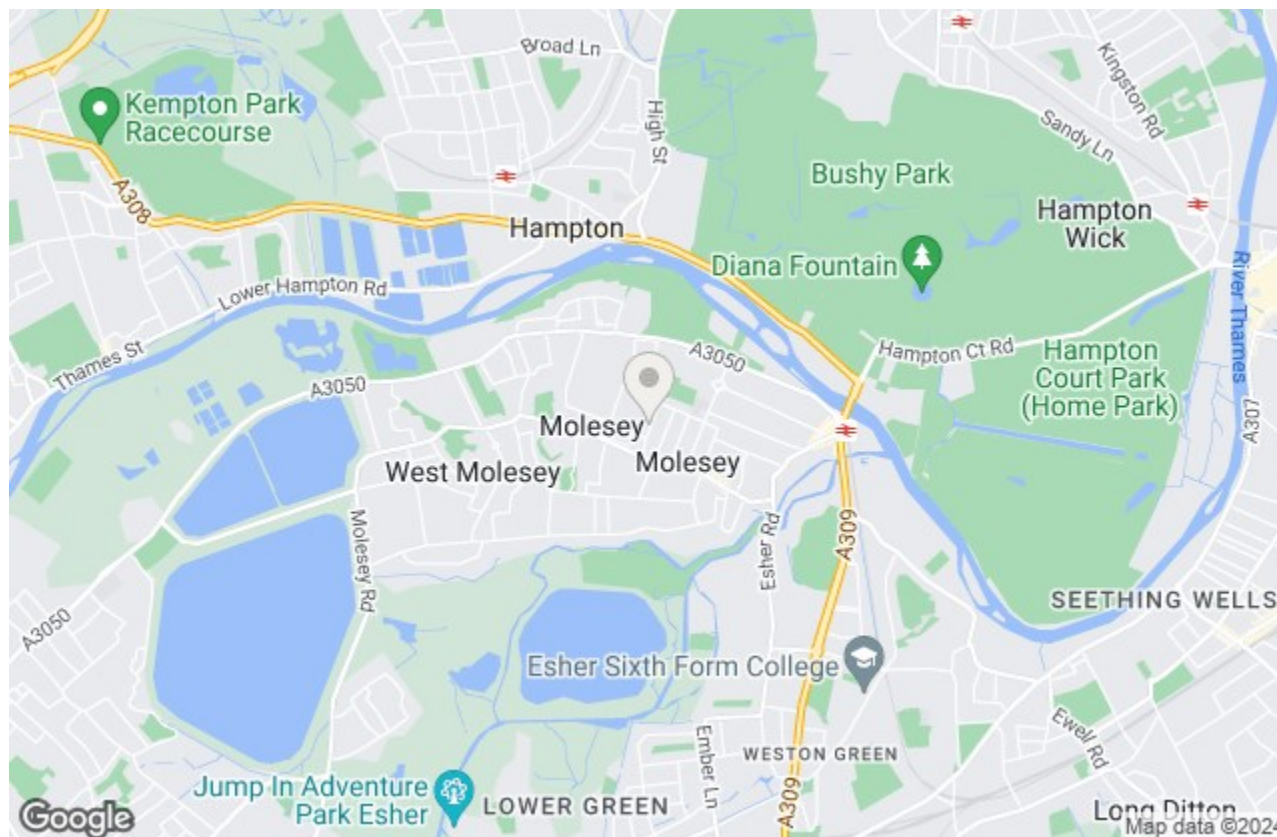
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

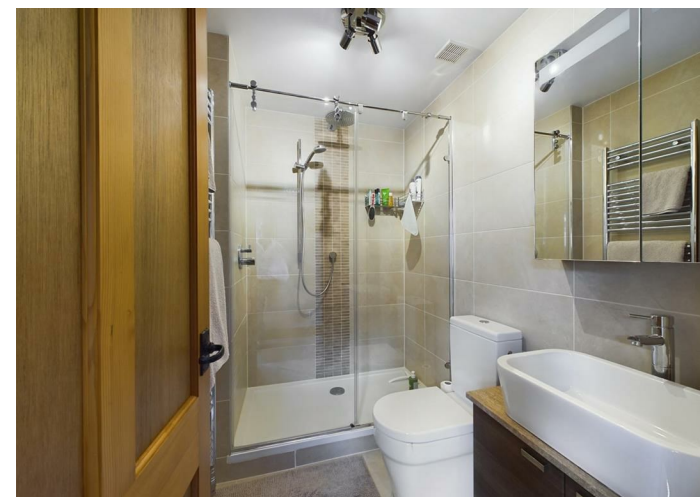


£650,000 Freehold

We are pleased to offer this extended period home which is immaculately presented throughout and situated in a very popular road close to all the village amenities on Walton Road East Molesey. The accommodation briefly comprises a spacious entrance hallway with downstairs cloakroom and deep built-in storage cupboard, bay fronted lounge with gas fireplace, open plan kitchen dining room with shaker style kitchen and French doors a South facing rear garden. On the first floor there is a very generous master bedroom with built in wardrobe space with another double bedroom with fitted wardrobe space and there is a modern refitted shower room. Externally is a paved patio garden with an insulated timber cabin with power and light whilst to the front there is off street parking. Viewings are strongly recommended at your earliest convenience.



Dennis Road, East Molesey, Surrey, KT8 9ED



- OFF STREET PARKING
- DOUBLE GLAZING
- TWO RECEPTION ROOMS
- LARGE MASTER BEDROOM
- TWO DOUBLE BEDROOMS

- GAS CENTRAL HEATING
- EXTERNAL OFFICE WITH POWER AND LIGHT
- DOWNSTAIRS CLOAKROOM
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- SOUTH FACING GARDEN

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 error and emissions and they do not form part of any contract