

30, School Road, East Molesey, KT8 0DN

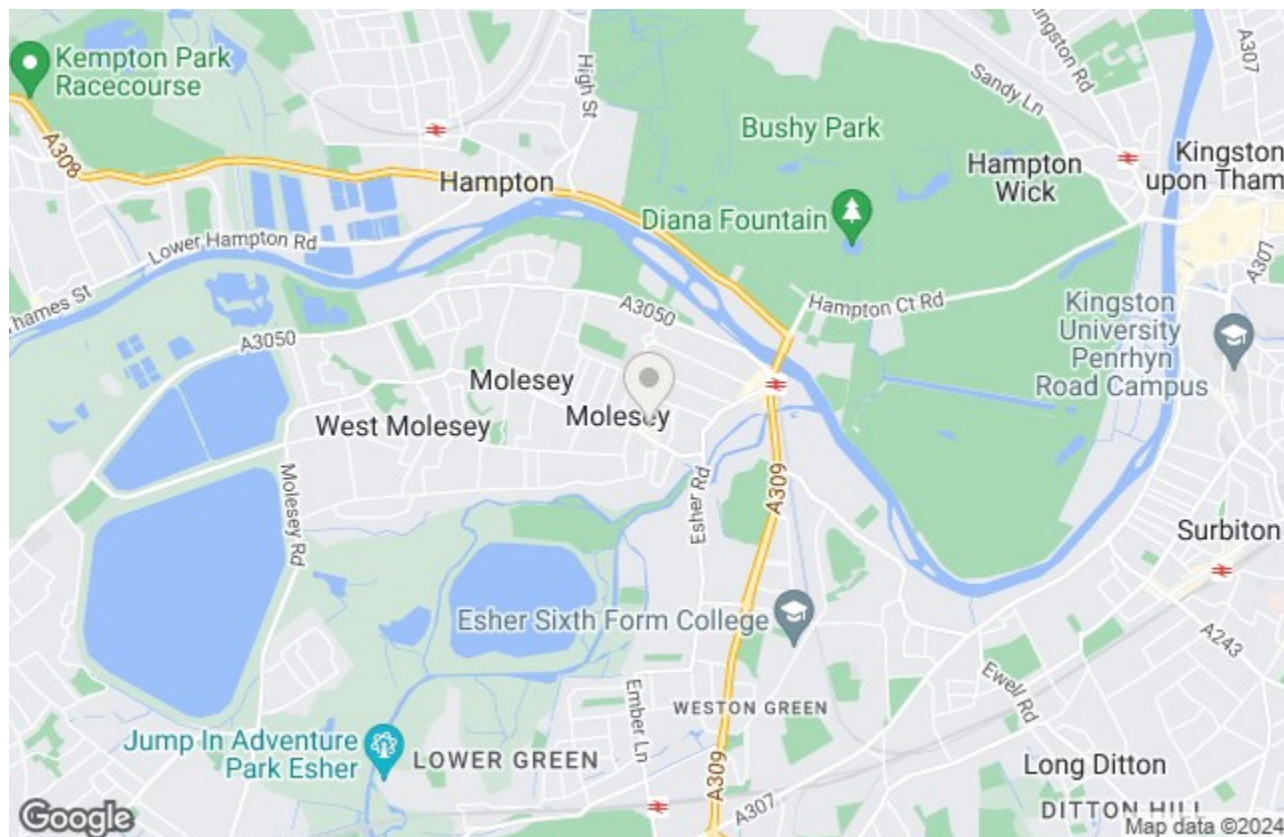
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			53
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

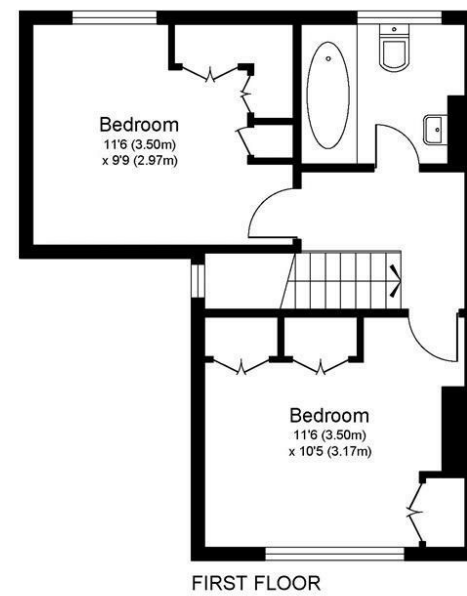
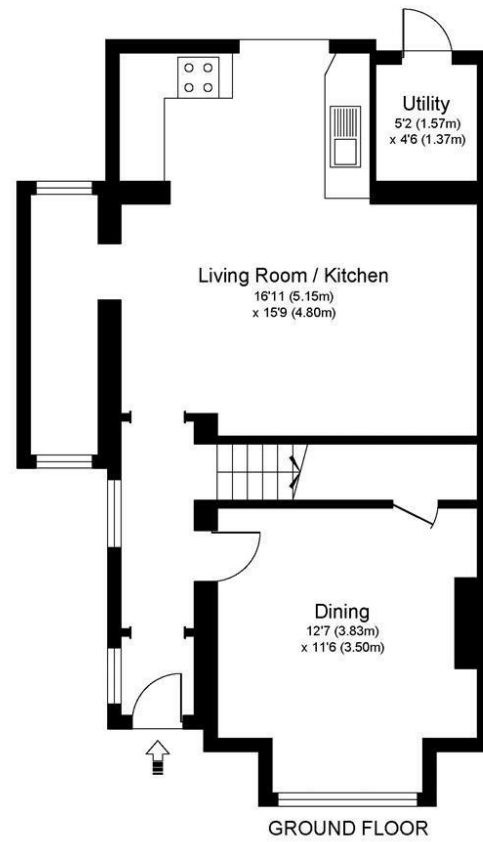


Offers In Excess Of £600,000 Freehold

Harmes Turner Brown are pleased to offer this extended period two bedroom semi-detached home which is situated in a popular residential road within a short distance of East Molesey village and Hampton Court with rail links to London Waterloo. The well presented accommodation briefly comprises entrance hallway, bay fronted living room, separate dining room with modern open plan kitchen and utility area. On the first floor there is access to the loft space, two double bedrooms and a good size recently refitted modern bathroom. Externally there is a south west facing courtyard patio garden, whilst to the front there is a driveway providing off street parking. Viewings are strongly recommended at your earliest convenience.



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Approximate Gross Internal Floor Area: 76 m sq / 821 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.



- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- SHORT DISTANCE TO HAMPTON COURT
- REFITTED FIRST FLOOR BATHROOM
- OFF STREET PARKING
- DOUBLE GLAZING
- SOUTH WEST FACING GARDEN
- CLOSE TO VILLAGE AMENITIES

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