



48, School Road, East Molesey, KT8 0DN

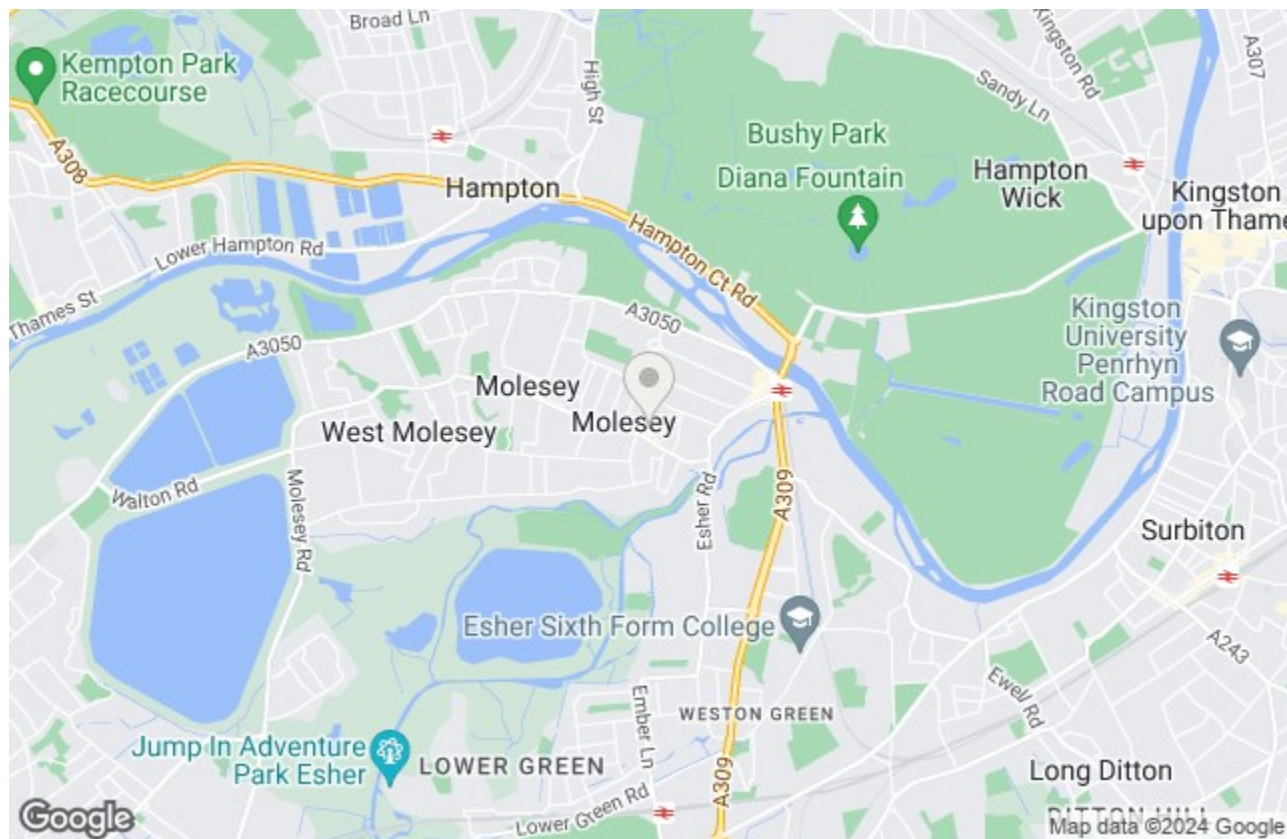
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

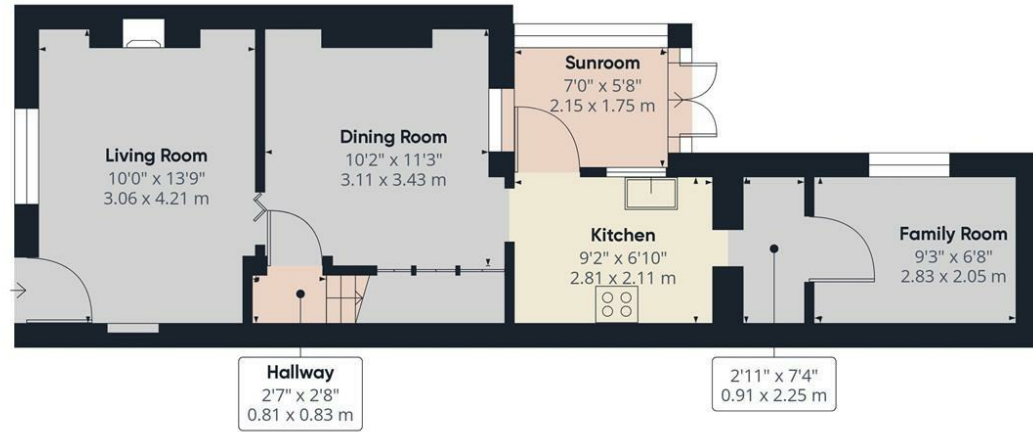


£550,000 Freehold

Harmes Turner Brown are pleased to offer this spacious two bedroom end of terrace period home which is ideally situated in a quiet cul de sac just off the Walton Road, East Molesey and therefore close to all the village amenities and not too far either from Hampton Court with its shops, bars, restaurants and, of course, mainline station. The property is offered with immediate vacant possession and benefits from good size downstairs accommodation, two double bedrooms and a four piece first floor bathroom. Externally there is an enclosed front garden with a south facing rear garden patio with the addition of a lawn garden which is under a lengthy lease (details to be confirmed). Council tax band E £2725 PA.



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Floor 0



Floor 1

Approximate total area[®]
798.02 ft²
74.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- DOUBLE GLAZED SASH WINDOWS WITH PLANTATION SHUTTERS
- SPACIOUS DOWNSTAIRS ACCOMMODATION
- SOUTH FACING GARDEN
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING VIA RADIATORS
- CUL DE SAC LOCATION
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN

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