

10, Bridge Gardens, East Molesey, KT8 9HU

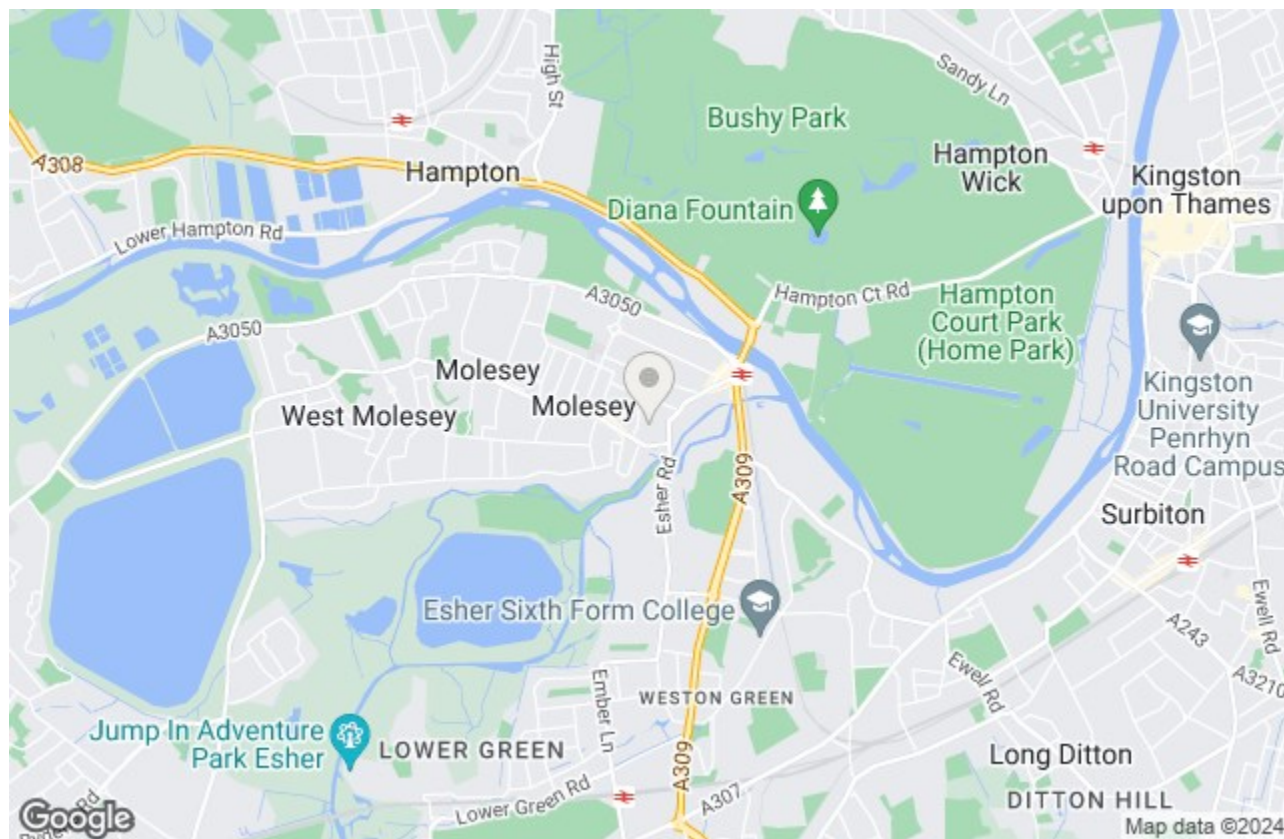
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

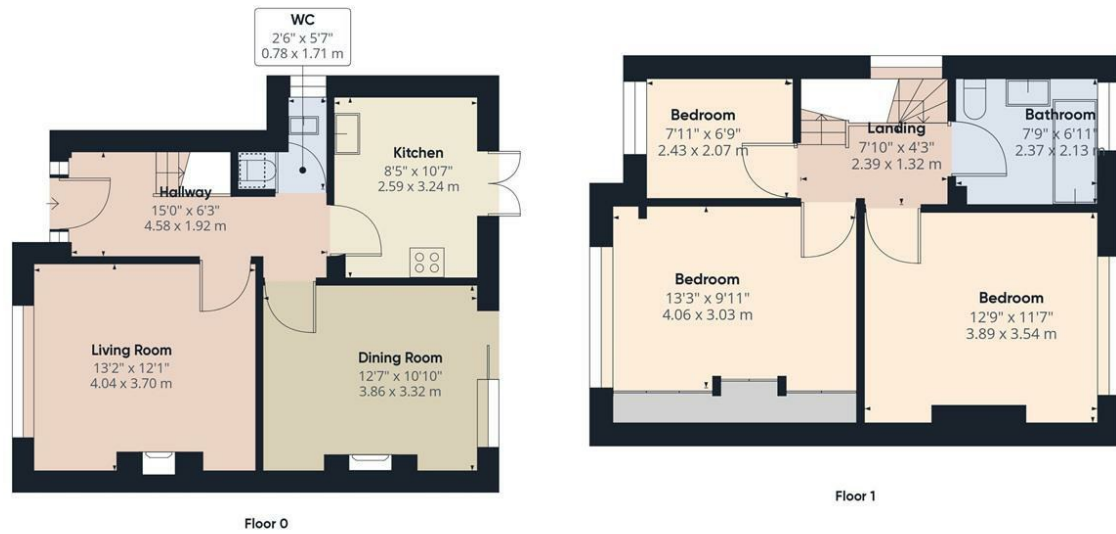


£980,000 Freehold

Harmes Turner Brown are pleased to offer this 1930s built four bedroom semi-detached family home which is situated in a small cul de sac location within a short distance of Hampton Court with its boutique shops, bars, restaurants and mainline station to London Waterloo. The well presented accommodation briefly comprises entrance hallway, two separate reception rooms, kitchen with a downstairs cloakroom. On the first floor there are two generous double bedrooms, a single bedroom and the main family bathroom and on the second floor there is a generous master bedroom with a good size en-suite shower room. Other feature includes double glazing, gas central heating, off street parking with garage and a south facing rear garden. Viewings are strongly recommended at your earliest convenience. Council tax band E £2526 PA.

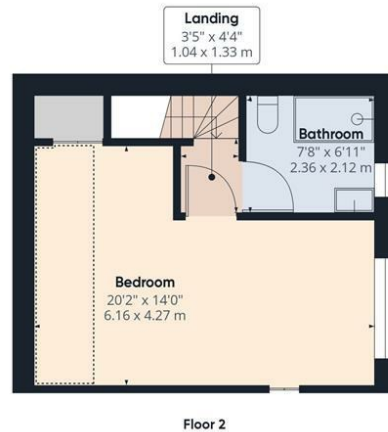


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Approximate total area⁸
 1283.23 ft²
 119.22 m²

Reduced headroom
 51.74 ft²
 4.81 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



- CUL DES SAC LOCATION
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVE AND GARAGE
- TWO RECEPTION ROOMS

- FOUR BEDROOMS
- SOUTH FACING GARDEN
- DOWNSTAIRS CLOAKROOM
- CLOSE TO HAMPTON COURT AND MAINLINE STATION

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

