

63, Weldon Drive, West Molesey, Surrey, KT8 2QR

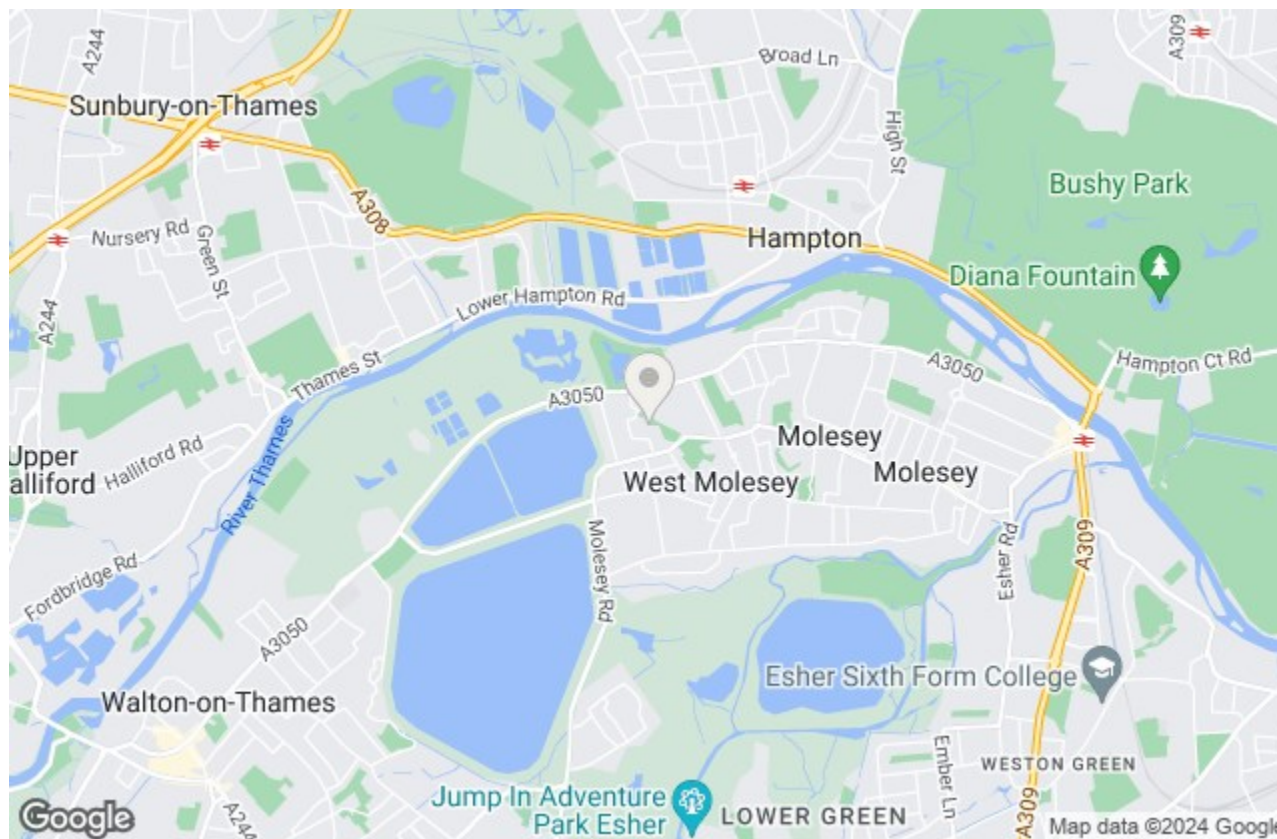
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

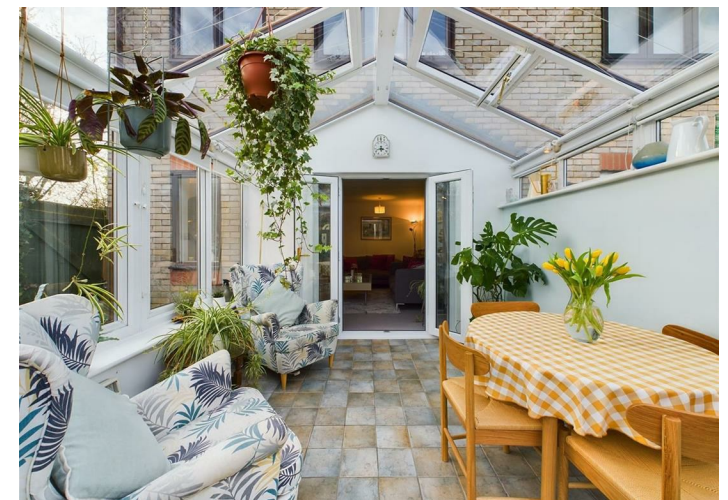


£525,000 Freehold

We are delighted to offer this beautifully presented three bedroom end of terrace home quietly tucked away to the rear of this popular residential cul de sac with views to the side over the open park land. The property has been well cared for by the present owner and briefly includes a welcoming entrance hallway, modern downstairs cloakroom and modern fitted kitchen with a good range of matching eye and base level units and drawers and built in oven, electric hob and extractor hood above. The bright and airy living room towards the rear of the home has ample space for dining room table and has access to the modern double glazed conservatory with views out to the garden. The stairs are open plan from the living room and lead to the first floor landing with a small side window bringing in some natural light but also offering some views to the park at the side. The three bedrooms are all a good size and the modern family bathroom is fitted with a three piece white suite with modern tiling and shower over bath. Externally the pretty rear garden offers an element of seclusion with many mature trees and shrubs, feature circular private patio and well kept lawn and side pedestrian access whilst the front provides off street parking on the private drive and ample residents parking. In all a wonderful freehold house that we are sure will receive high levels of interest. For further details or an appointment to view, contact our East Molesey office on 0208 001 8385.



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- CUL DE SAC LOCATION
- CONSERVATORY
- DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- POPULAR DEVELOPMENT

- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING VIA RADIATORS
- NO ONWARD CHAIN
- MODERN REFITTED BATHROOM

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