

562, Walton Road, West Molesey, KT8 2EQ

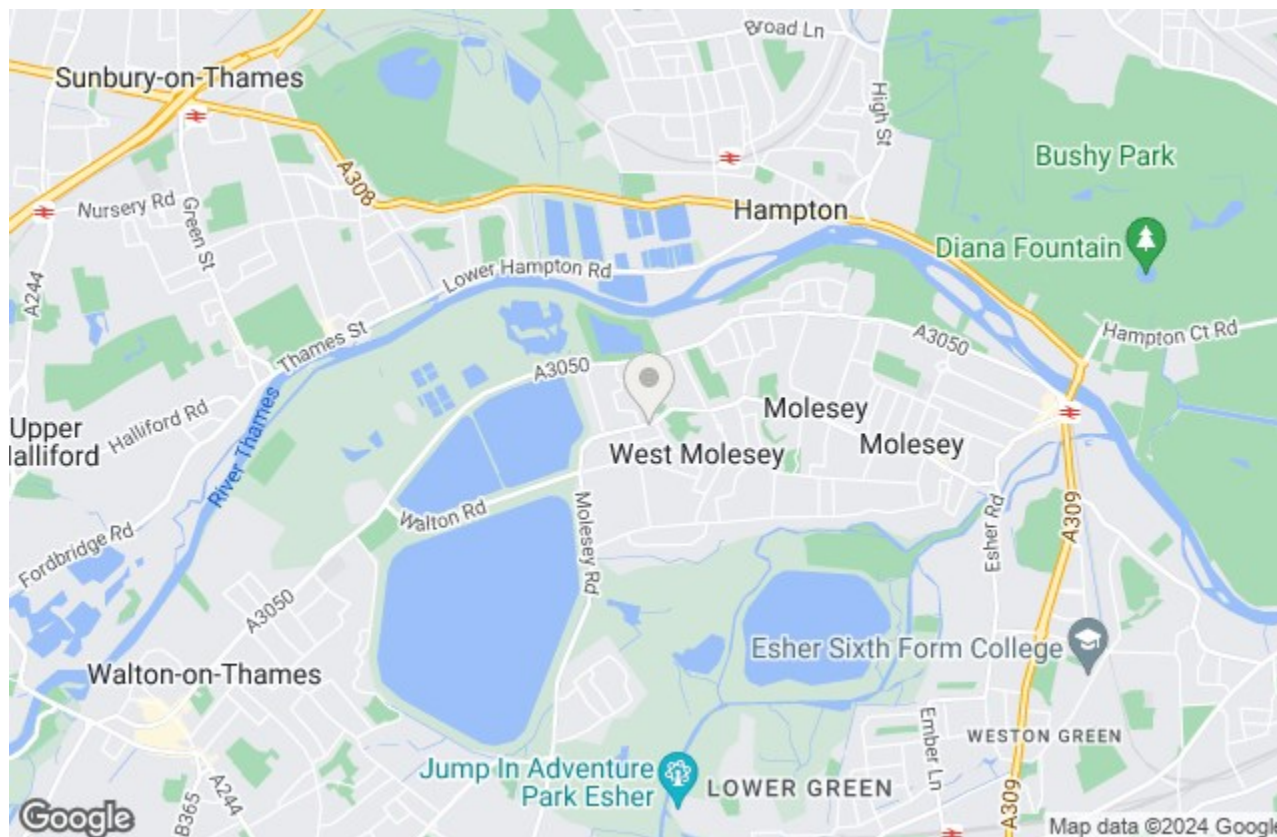
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

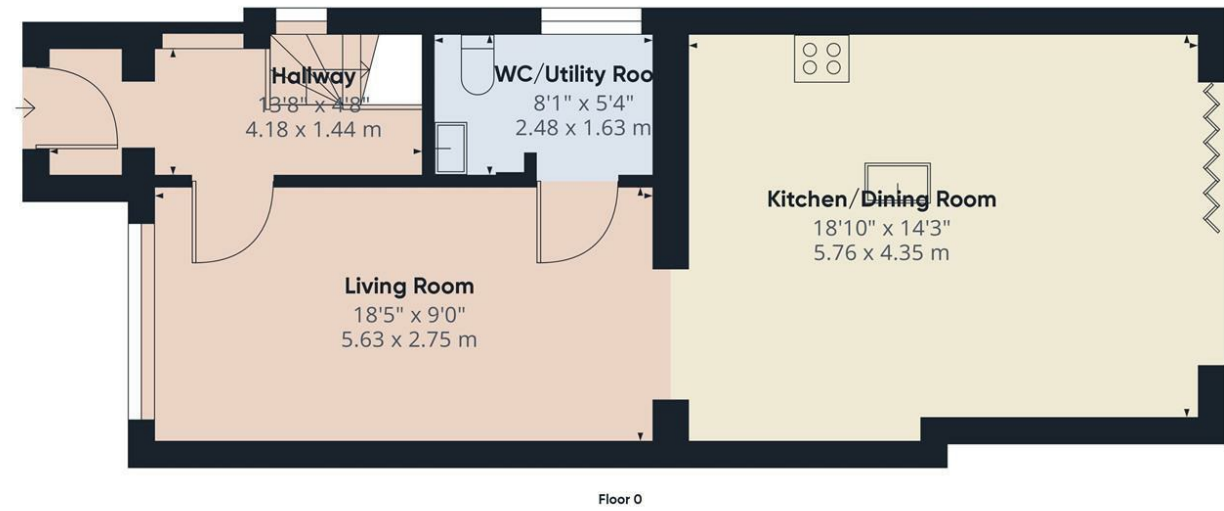


£525,000 Freehold

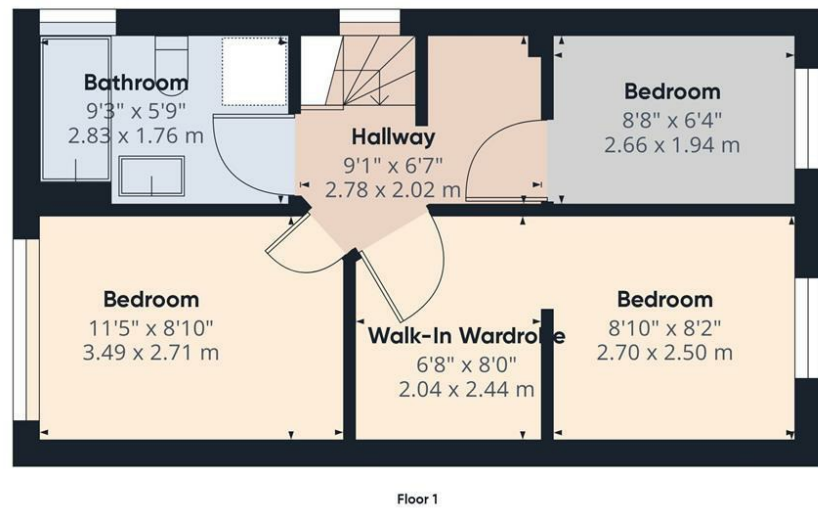
We are pleased to offer to the market this immaculately presented three bedroom 1930's semi-detached family home situated close to local shops and bus routes. The property has been extended to provide generous accommodation and ideal for someone wishing to purchase a home with no work required. The property briefly comprises:- spacious entrance hallway, lounge with feature wall and recessed lighting, WC/utility area and a large kitchen/breakfast room with central island, velux windows and bi-fold doors leading to the garden. There is wood chevron flooring throughout the whole of the ground floor. On the first floor there is a spacious landing with study area, three bedrooms, the master having walk-in wardrobes and a family bathroom. Externally there is a south facing rear garden approximately 60ft in length and mainly laid to lawn with a raised patio area to the rear and to the front there is off street parking for two cars. Viewings strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385. Council Tax Band C



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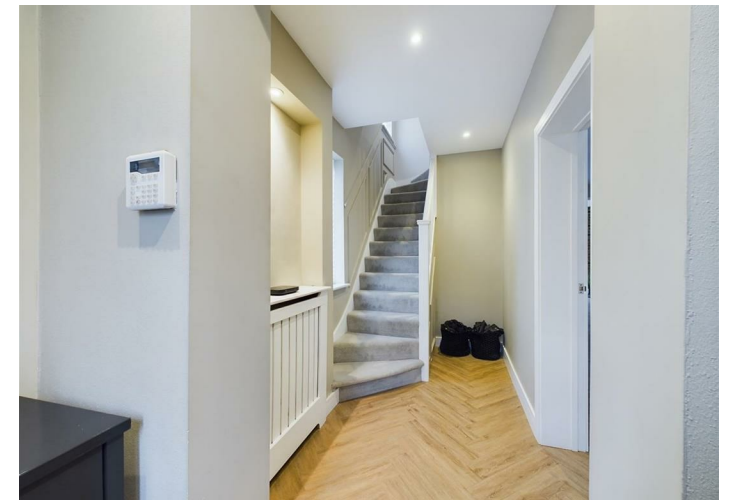
Approximate total area**
964.78 ft²
89.63 m²



(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



- SPACIOUS ENTRANCE HALLWAY
- KITCHEN/BREAKFAST ROOM WITH BI-FOLD DOORS
- WOOD CHEVRON FLOORING THROUGHOUT GROUND FLOOR
- THREE BEDROOMS
- 60FT SOUTH FACING GARDEN
- LOUNGE WITH FEATURE WALL & RECESSED LIGHTING
- DOWNSTAIRS CLOAKROOM/UTILITY ROOM
- MASTER BEDROOM WITH WALK-IN WARDROBES
- STUDY AREA ON LANDING
- OFF STREET PARKING

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

