

## 39, Cherry Orchard Road, West Molesey, KT8 1QZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



**£695,000 Freehold**

Harmes Turner Brown are pleased to offer this beautiful semi-detached period house with no chain, which is situated in an extremely popular no through road within 50 yards of the River Thames and its towpath walks, leading to Hurst Park and Molesey Cricket Club further up the river.

The property has been fully refurbished throughout by the current owners to a remarkably high standard. It is presented in excellent condition with a new kitchen, bathroom, double glazed sash windows and plenty of built-in storage.

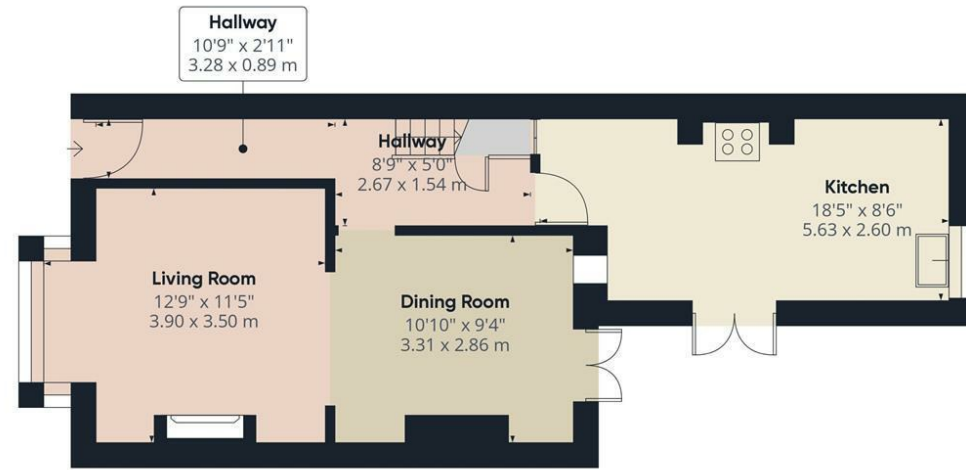
The accommodation comprises:- entrance hall with a high-quality wood effect composite flooring which continues throughout the ground floor, lounge with a decorative fireplace and a main dining room that has double French doors leading out to the rear garden. The newly fitted shaker style kitchen/diner also has double doors leading to the garden. Upstairs the master bedroom is a generous size with spacious, bespoke mirrored sliding wardrobes that also currently conceal a television. There is a second double bedroom and a separate bright nursery or dressing room space which leads to the family bathroom.

Externally, the front garden has an Indian stone pathway and front lawn area and at the rear there is a 100ft east facing garden with its first terrace area having an integrated awning that covers a casual seating area. As you move down the Indian stone terrace the space is large and currently used as a more formal alfresco dining area that benefits from integrated outdoor lighting and external power. At the rear of the garden there is a separate timber office with heating and high-speed internet access as well multiple sockets both internal and external. There is also a storage shed to the side of the office with mains lighting. Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385. Council tax Band D.

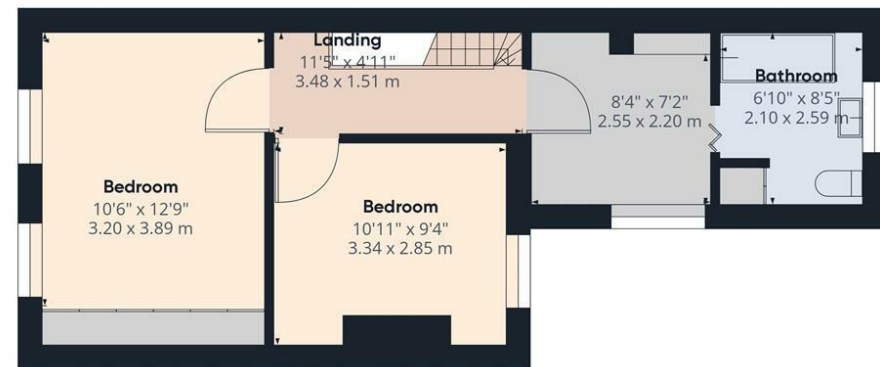




# Cherry Orchard Road, West Molesey, KT8 1QZ



Floor 0 Building 1



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Approximate total area<sup>®</sup>  
878.72 ft<sup>2</sup>  
81.64 m<sup>2</sup>

(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

- SOLD WITH NO CHAIN
- TWO DOUBLE BEDROOMS
- ONE FAMILY BATHROOM
- APPROX 50 YARDS FROM RIVER THAMES
- TWO LARGE OUTDOOR TERRACES LAID TO INDIAN STONE
- FULLY REFURBISHED THROUGHOUT
- ONE NURSERY/DRESSING ROOM
- ONE EXTERNAL W.C.
- APPROX 100FT REAR GARDEN
- SEPARATE OFFICE WITH HIGH-SPEED INTERNET & POWER

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