

11, Spreighton Road, West Molesey, KT8 2JF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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	

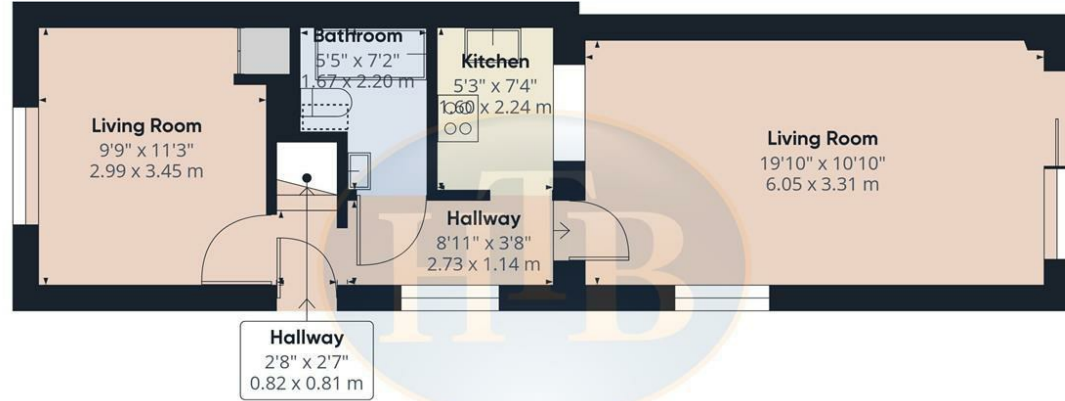


£530,000 Freehold

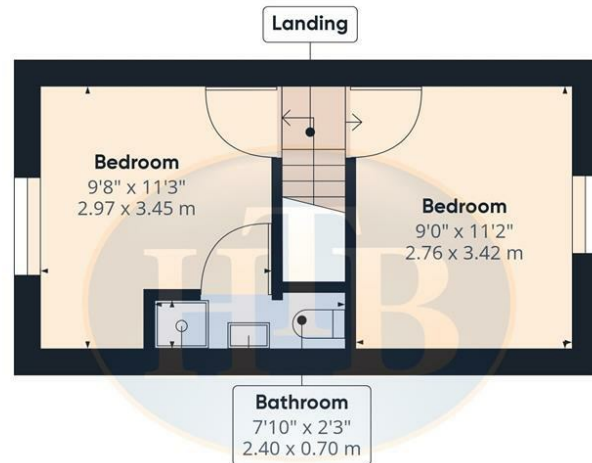
we are pleased to offer this extended two bedroom semi-detached period home which is situated in a cul de sac location just off the Walton Road and not too far from the local village amenities. The property is presented in good order throughout briefly comprising entrance hallway, front living room with the addition of an extended lounge dining room at the rear, shaker style kitchen with fitted oven, hob and microwave and the main bathroom which is on the ground floor. On the first floor are two double bedrooms, one with an en suite shower room. Externally the property enjoys a good size East facing garden, approximately 70ft in length whilst at the front there is off street parking for one vehicle. Viewings strongly recommended. Council tax band D.



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Floor 0



Floor 1

Approximate total area[®]
688.97 ft²
64.01 m²

Reduced headroom
2.4 ft²
0.22 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



- TWO DOUBLE BEDROOMS
- EXTENDED REAR LOUNGE DINING ROOM
- DOUBLE GLAZING
- OFF STREET PARKING

- EN SUITE SHOWER ROOM
- SEPERATE FRONT RECEPTION ROOM
- GAS CENTRAL HEATING
- 70FT REAR GARDEN.

