

## 250, Molesey Avenue, West Molesey, KT8 2ET

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	

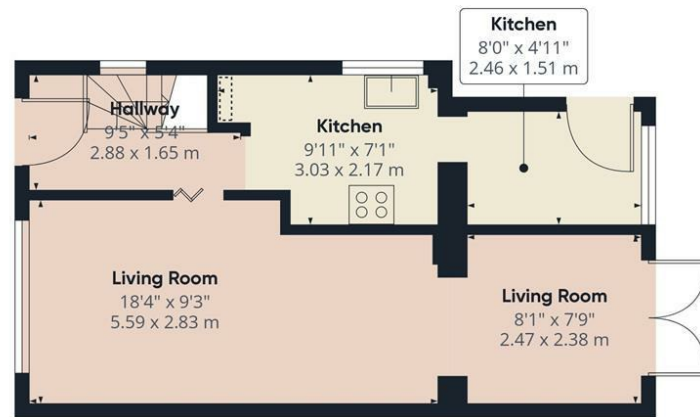


**£425,000 Freehold**

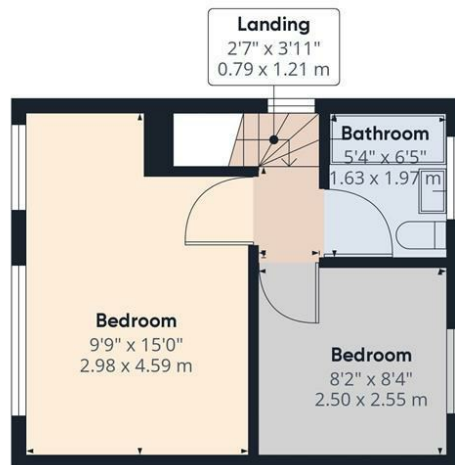


We are pleased to offer this extremely well presented two bedroom semi-detached home which has been extended on the ground floor and boasts a beautiful south facing rear garden. The property is situated close to local shops, primary schools and bus routes leading to East Molesey, Hampton Court (with Palace, restaurants & station – zone 6), Walton-on-Thames, Hersham and Kingston-on-Thames. The accommodation briefly comprises:- entrance porch to the entrance hallway, double aspect through lounge/dining room with timber effect composite flooring, separate modern fitted kitchen, two double bedrooms and a modern refitted bathroom. Externally, there is an enclosed front garden, a long established south facing rear garden, log cabin with power and light and there is also vehicle rear access. Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385. Council tax band C.

# Molesey Avenue, West Molesey, KT8 2ET



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
638.93 ft<sup>2</sup>  
59.36 m<sup>2</sup>

Reduced headroom  
1.41 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(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.

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- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING VIA RADIATORS
- WELL PRESENTED THROUGHOUT
- EXTENDED GROUND FLOOR
- LARGE SOUTH FACING GARDEN
- DOUBLE GLAZING
- VIEW NOW

