

81, Kings Chase, East Molesey, KT8 9DQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(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	



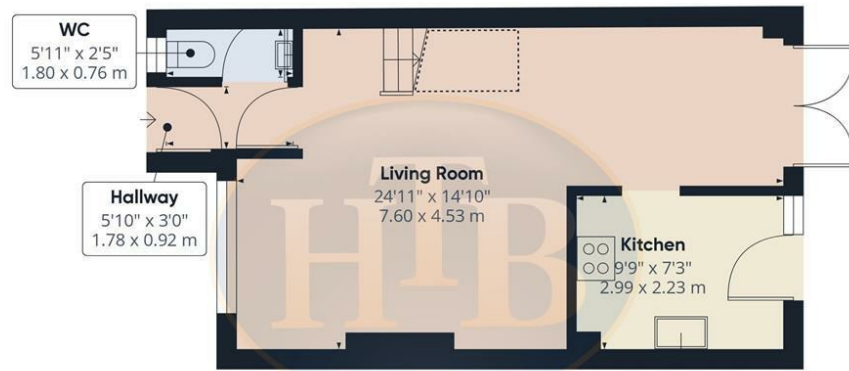
£645,000 Freehold

An exceptionally well presented three bedroom semi-detached home which is situated in a quiet cul-de-sac location on a small desirable development within a short distance of the River Thames and Hampton Court with mainline station to London Waterloo. The tastefully decorated accommodation briefly comprises:- entrance hall, downstairs cloakroom, lounge/dining room with engineered oak flooring, feature brick fireplace and French doors to the garden. There is a separate modern traditional style kitchen which includes all the appliances. Off the first floor landing are panel doors to all rooms, built in cupboard and access to the loft space. The master bedroom benefits from built in wardrobe space and a modern Villeroy & Boch en-suite shower room with porcelain tiles and high quality fittings which replicates the main family bathroom. There is a second double bedroom and a single bedroom which is currently used as a dressing room.

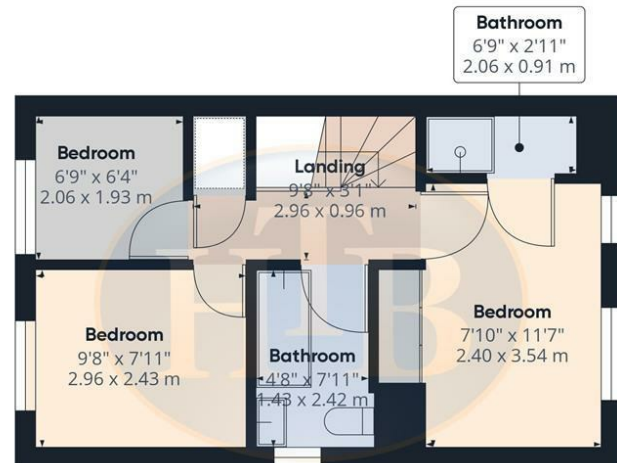
Externally, the property has a beautiful paved garden with a small raised decking area with access to the rear of the garage. Whilst the garden is east facing, it still enjoys a partial southerly aspect due to its location on a corner position. To the front is a small open-plan garden and at the side, to the rear, is a garden area and drive to the garage with power and light. Council tax band E. Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385.



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Floor 0



Floor 1



Approximate total area[®]
706.49 ft²
65.64 m²

Reduced headroom
14.91 ft²
1.39 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

- EXCEPTIONAL CONDITION THROUGHOUT
- GAS CENTRAL HEATING VIA RADIATORS
- VILLEROY & BOCH BATHROOMS
- DRIVEWAY AND GARAGE
- CLOSE TO RIVER THAMES AND HAMPTON COURT
- REPLACEMENT DOUBLE GLAZING
- MODERN REFITTED KITCHEN WITH APPLIANCES
- DOWNSTAIRS CLOAKROOM
- CUL-DE-SAC LOCATION

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