

34, Priory Lane, West Molesey, KT8 2PS

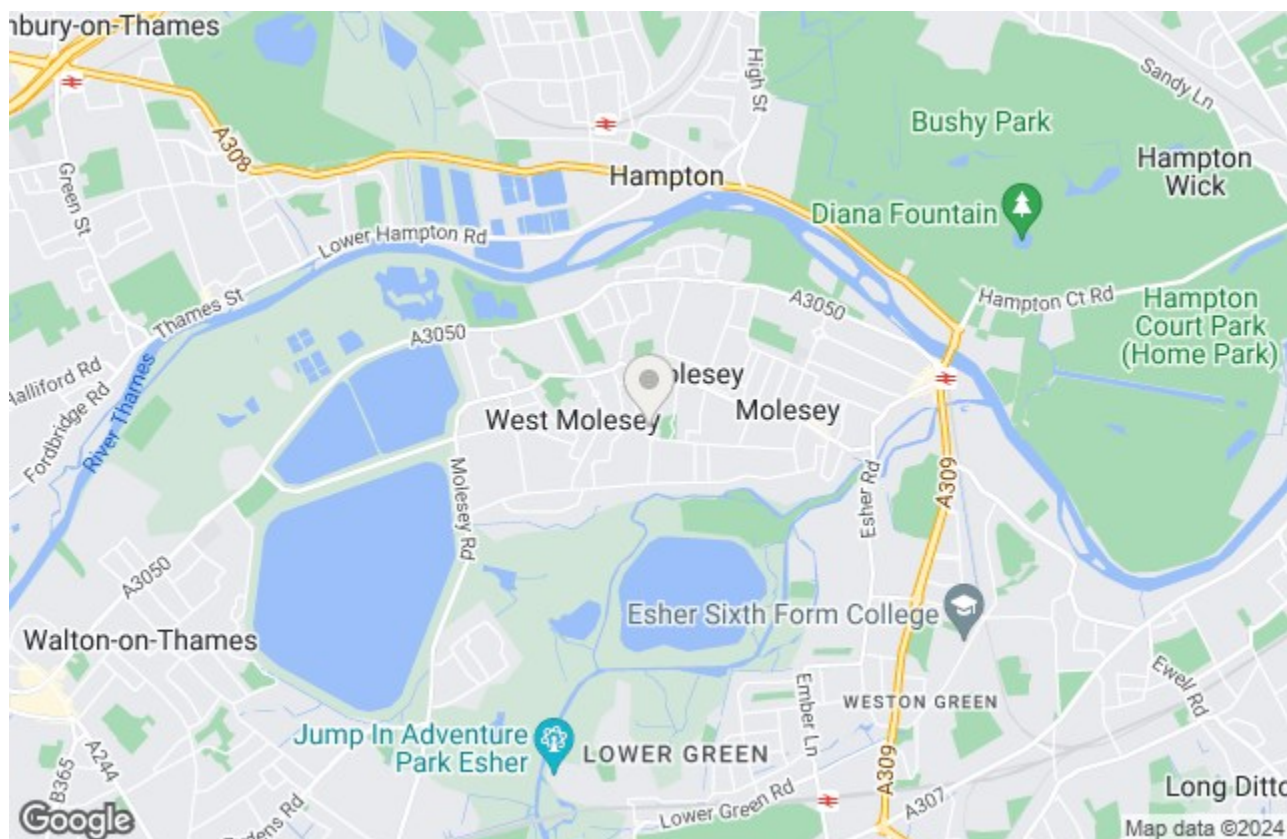
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



£475,000 Freehold

An extremely well presented two bedroom Period home which is situated within a short distance of both Chandlers Field and St Albans schools and within 0.7 miles of East Molesey village. The bright accommodation briefly comprises:- entrance porch, front living room with quality engineered oak flooring which is laid throughout the ground floor. To the rear, via an internal hall, is the kitchen/dining room with fitted shaker style cabinets and appliances with timber beamed ceiling and bi-folding doors to the rear garden, modern refitted, fully tiled bathroom with chrome furnishings. On the first floor there are two double bedrooms with built in wardrobe space. Externally there is an east facing rear garden with paved patio and lazy lawn with borders, approximately 45ft in length. To the front there is a brick paved driveway providing off street parking for two vehicles. Other notable features include double glazing and gas central heating via radiators. Council tax band D.



Priory Lane, West Molesey, KT8 2PS

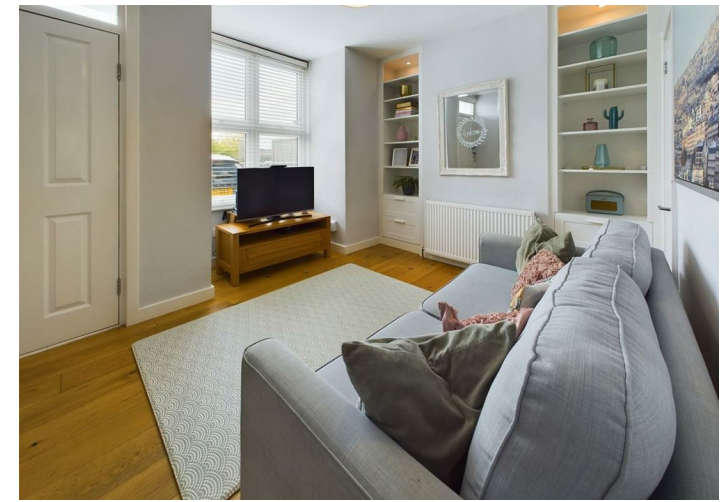


Approximate total area[†]
629.99 ft²
58.53 m²

(†) 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



- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MODERN SHAKER STYLE KITCHEN
- OFF STREET PARKING
- FIRST FLOOR BATHROOM
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- REFITTED BATHROOM

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

