

23, The Fairway, West Molesey, KT8 1PB

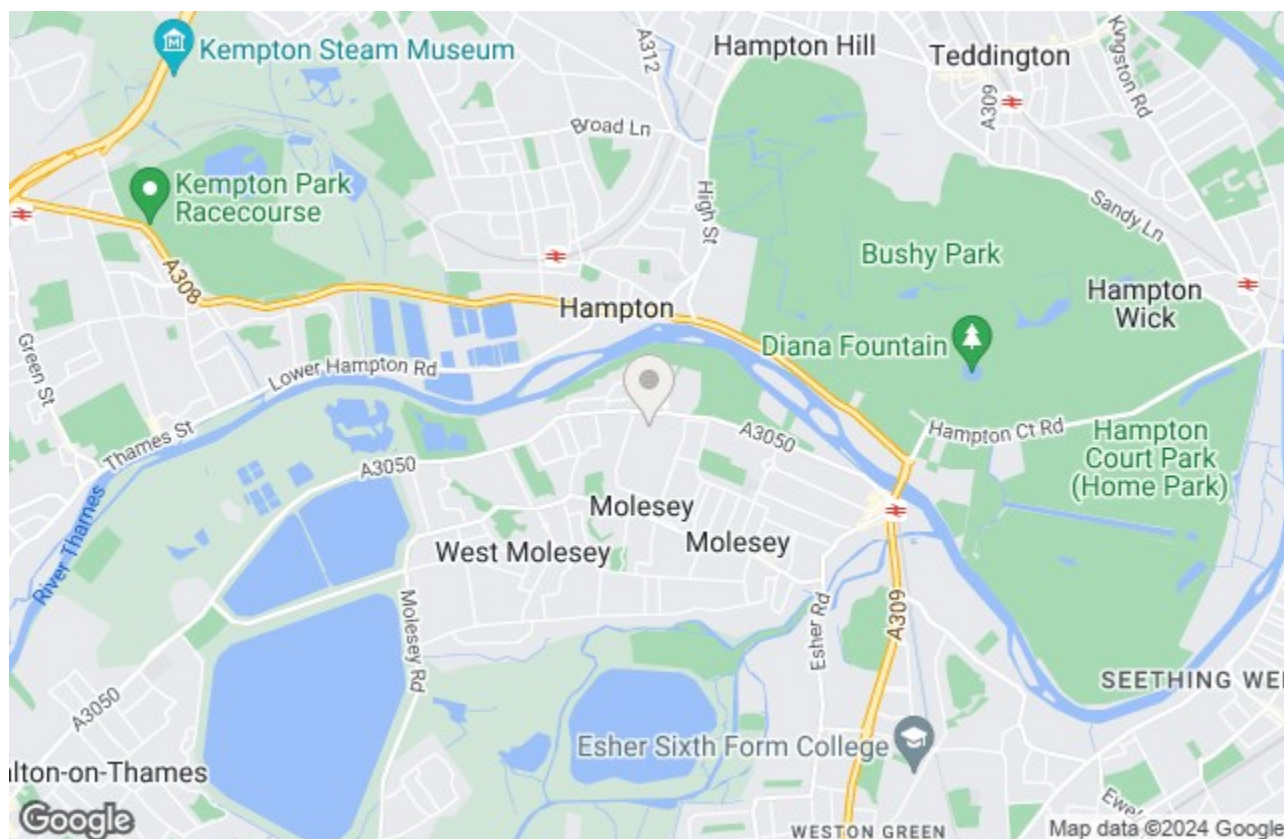
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	82
England & Wales	EU Directive 2002/91/EC	

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	

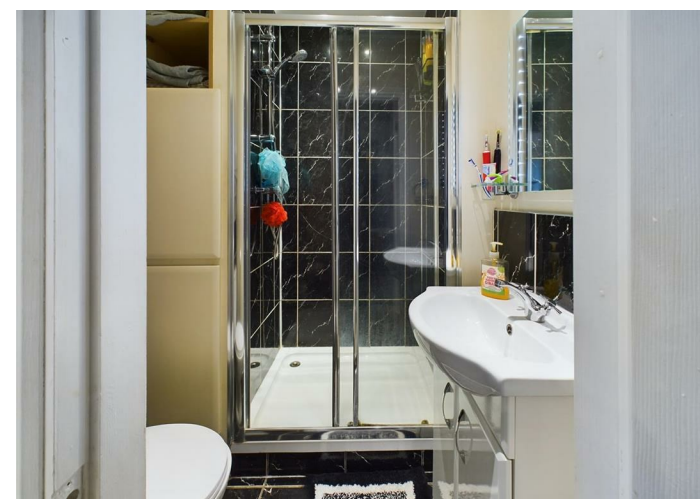


£665,000 Freehold

We are pleased to offer this extended family home which is situated in a cul-de-sac location within a short distance of Hurst Meadows, the River Thames and Tescos on the Hurst Road. The accommodation offers an exceptional amount of space, catering for most modern family needs and entertaining briefly comprising:- entrance hallway, separate front reception room, large open plan kitchen/living area at the rear with two pairs of French doors to the rear garden. There is also a separate play room with access to the downstairs shower room, so could be ideal for an older relative staying. Off the first floor landing there are two very generous single bedrooms, two double bedrooms and the family bathroom. Externally, there is a wide 70ft rear garden which is mainly laid to lawn with patio whilst to the front is a large enclosed driveway providing off street parking for at least six vehicles. If space is what you need then do not hesitate to book a viewing at your earliest convenience.



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- LARGE OPEN PLAN KITCHEN LIVING AREA
- DOWNSTAIRS SHOWER ROOM
- CUL DE SAC LOCATION
- DOUBLE GLAZING
- WIDE SEVENTY FT REAR GARDEN
- TWO ADDITIONAL RECEPTION ROOMS
- FOUR BEDROOMS
- GAS CENTRAL HEATING
- LARGE AMOUNT OF OFF STREET PARKING
- NO ONWARD CHAIN

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