

184, Fleetside, West Molesey, KT8 2NH

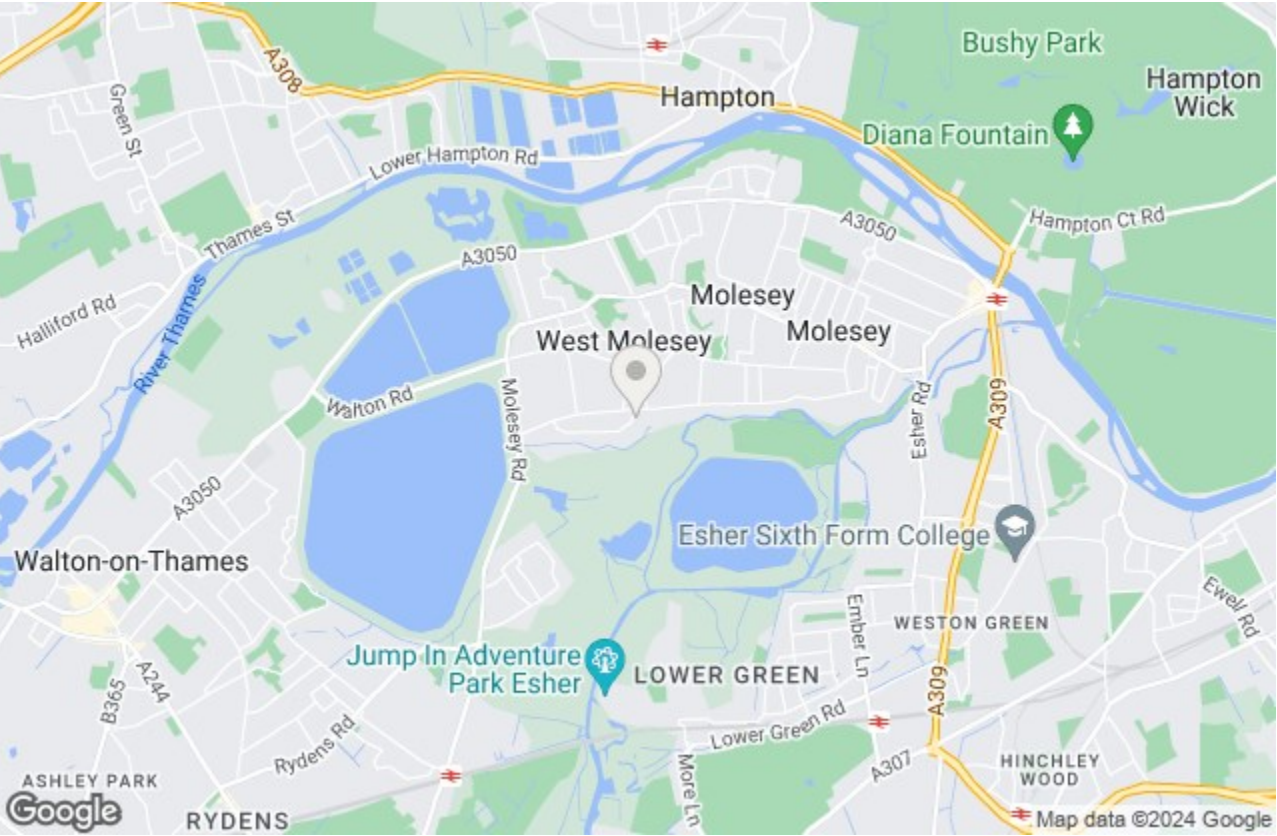
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

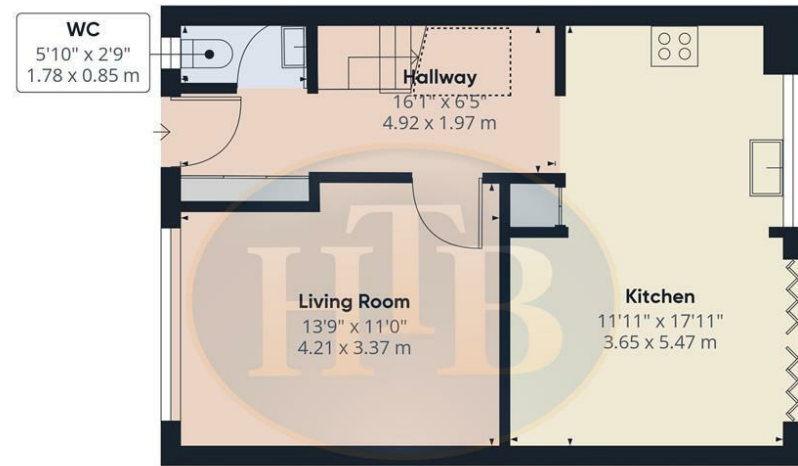
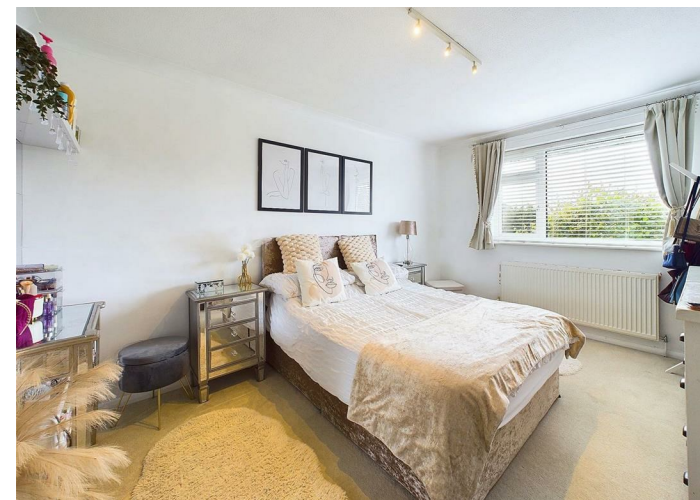


Asking Price £475,000 Freehold

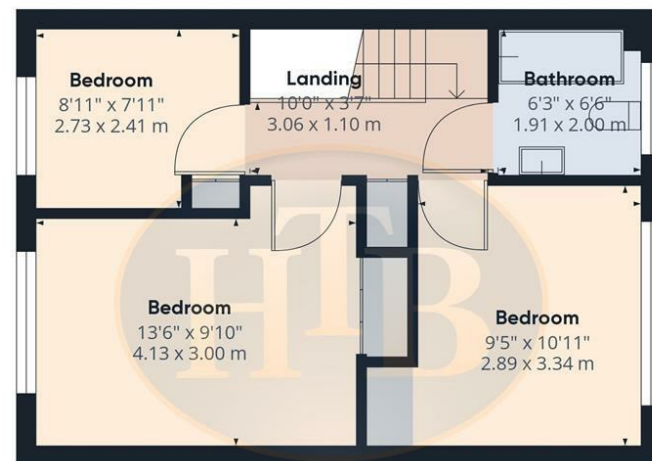
We are pleased to offer this extremely well presented three bedroom end of terrace family home which is situated on the ever popular Fleetside development within easy reach of the open space of Molesey Heath. This fine example of a home has been much cherished and modernised throughout and briefly comprises:- spacious hallway with downstairs cloakroom, spacious living room, separate open-plan kitchen/dining area at the rear with modern shaker style cabinets with fitted appliances. On the first floor there is a generous master bedroom, a good second double bedroom, a larger than average size third bedroom, all with built in wardrobe space and there is a fully tiled white bathroom suite with chrome furnishings. Externally, the property benefits from a much longer frontage than others providing off street parking for two vehicles with the potential for more. In addition, there is a garage in a nearby block with an additional parking space. To the rear there is an easy to maintain sunny garden with patio and artificial lawn with pedestrian side and rear access. Other features include gas central heating via radiators and double glazing throughout. Tax band D £2334 PA.



Fleetside, West Molesey, KT8 2NH



Floor 0



Floor 1



Approximate total area[®]
877.67 ft²
81.54 m²

Reduced headroom
13.84 ft²
1.29 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

- TASTFULLY PRESENTED THROUGHOUT
- GARAGE NEARBY WITH ADDITIONAL SPACE
- GAS CENTRAL HEATING VIA RADIATORS
- DOWNSTAIRS CLOAKROOM
- THREE GOOD SIZE BEDROOMS
- OFF STREET PARKING
- DOUBLE GLAZING
- MODERN SHAKER STYLE KITCHEN WITH APPLIANCES
- FULLY TILED MODERN 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