

37, Grafton Way, West Molesey, KT8 2NW

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

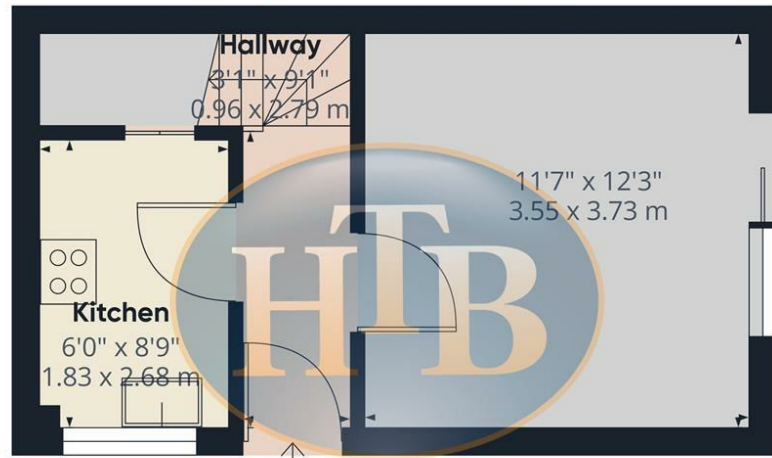


£325,000 Freehold

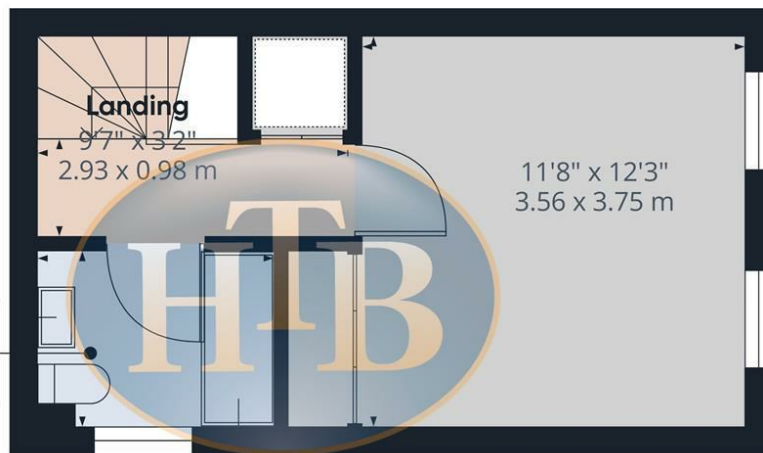
We are pleased to offer this one bedroom freehold house which is situated in a quiet cul-de-sac location, on the popular Bishop Fox development, with its own private enclosed rear garden. The property offers bright and airy accommodation presented in good order throughout briefly comprising, entrance hallway, modern fitted kitchen with appliances, living room with direct access via patio doors to the garden. Off the first floor landing there is storage cupboard and access to the loft space, a double bedroom with built in wardrobe space and a modern refitted bathroom. Externally there a private enclosed South facing rear garden and a small open plan front garden with outside storage shed which is housing the gas central heating boiler. Other features include gas central heating via radiators and double glazing. No onward chain. Council tax band C.



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Floor 0



Floor 1

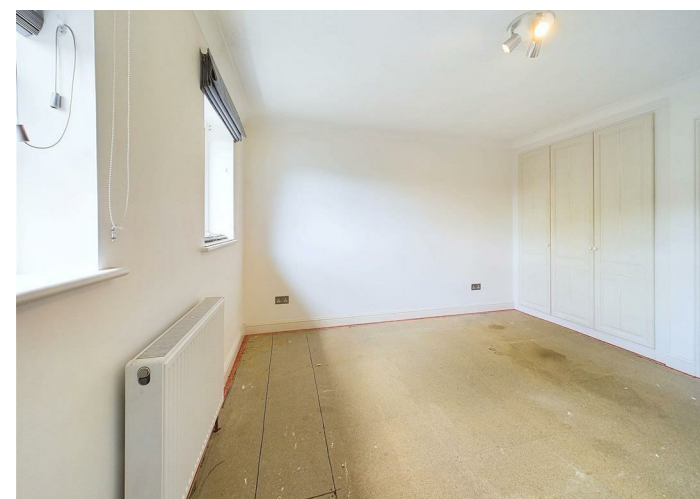
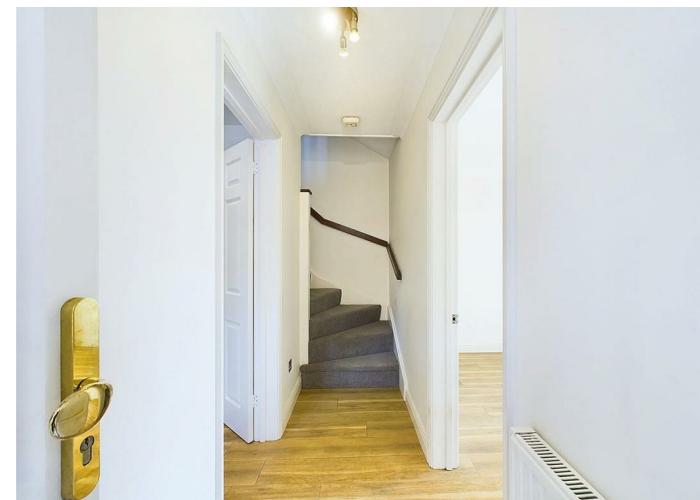


Approximate total area¹
487.29 ft²
45.27 m²

(1) 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



- PRIVATE SOUTH FACING REAR GARDEN
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- MODERN KITCHEN AND BATHROOM
- FREEHOLD
- DOUBLE GLAZING
- NO ONWAD CHAIN
- GOOD CONDITON THROUGHOUT

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