

11, Thames Meadow, West Molesey, KT8 1TQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(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		

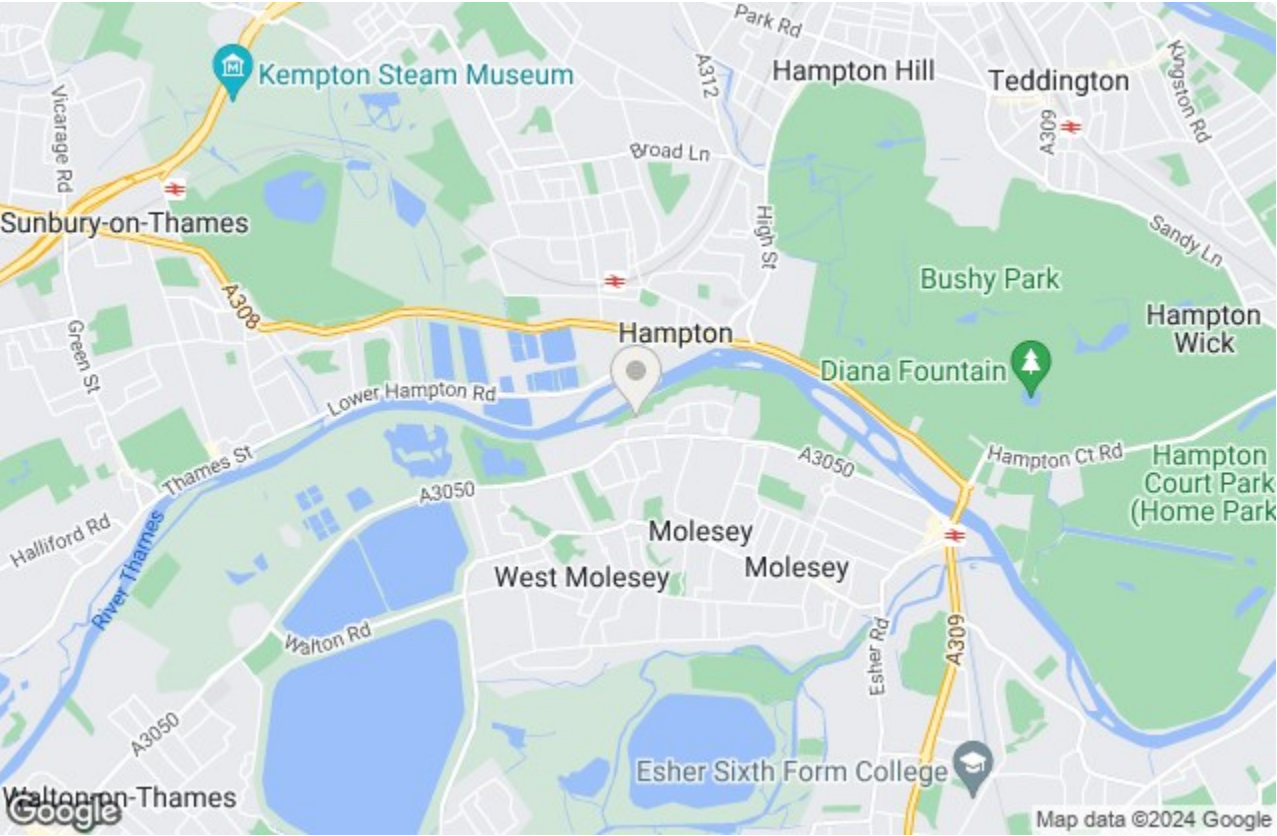


Offers In Excess Of £700,000 Freehold

We are delighted to offer this beautifully presented three bedroom end of terrace family home enjoying a wonderful location within this quiet residential cul de sac backing onto Hurst Park with far reaching views across the river Thames. The pretty location provides the perfect spot to enjoy quiet walks along the popular towpath giving access to the many local cafes, Hurst Meadows, Molesey rowing club, Molesey sailing club and Hampton Court Palace.

The property has been updated and maintained to a particularly high standard throughout with a welcoming entrance hallway giving access to the downstairs cloakroom and two large storage cupboards. The lounge has an open feel with feature fireplace, modern oak flooring and archway to the separate dining room. The open plan kitchen has been recently re-fitted to provide a modern range of units and drawers, built in appliances and modern granite work surfaces. There is a small utility area just off the kitchen. The large conservatory to the rear provides the perfect space to enjoy the sunny evenings offering ample living space. On the first floor you will find three good size bedrooms and the modern family bathroom with separate shower cubicle, wash hand basin, wc and bath. From the rear bedroom double opening doors offer fantastic views across the park and river. On the first floor landing a further staircase gives access to the loft which is boarded with lights and Velux window.

Externally the secluded rear garden has been planted with mature shrubs and flowers with a private patio to the rear of the property. Rear pedestrian access leads directly onto the park via a gate so the pretty river is never far away. The front provides off street parking on the private drive and garage in nearby block. Contact our East Molesey office now for an appointment to view. EPC D



Thames Meadow, West Molesey, KT8 1TQ



- GARAGE AND PARKING
- LOCAL SHOPS NEARBY
- MODERN BATHROOM
- SUNNY REAR GARDEN WITH ACCESS TO PARK AT REAR
- DOWNSTAIRS WC
- BEAUTIFUL VIEWS ACROSS PARK AND THAMES
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- CONSERVATORY

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