



126, Kings Chase, East Molesey, KT8 9DH

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			
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		



£645,000 Freehold

A presented three bedroom semi-detached home which is situated in a quiet cul-de-sac location on a small desirable development within a short distance of the River Thames and Hampton Court with mainline station to London Waterloo, the Pavilion Health club and . The accommodation briefly comprises L-shape lounge/dining room with light oak wooded flooring with French doors to a glass lean lean to. There is a separate shaker style kitchen with fitted electric oven and hob. Off the first floor landing are panel doors to all rooms, built in cupboard and access to the loft space. The master bedroom benefits from built in wardrobe space, second double bedroom, single bedroom and the family bathroom which is fitted with a white suite with chrome furnishings and part tiled walls.

Externally, there is an East facing rear garden approximately 30ft with access to the rear of the garage. To the front is an open-plan garden with side access. The garage is at the rear with power and light and driveway. Council tax band E. Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385.

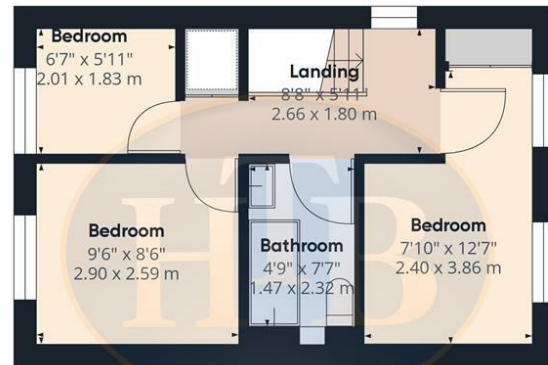


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Entry
3'0" x 5'1"
0.92 x 1.56 m



Floor 0



Floor 1



Approximate total area[®]
699.5 ft²
64.99 m²

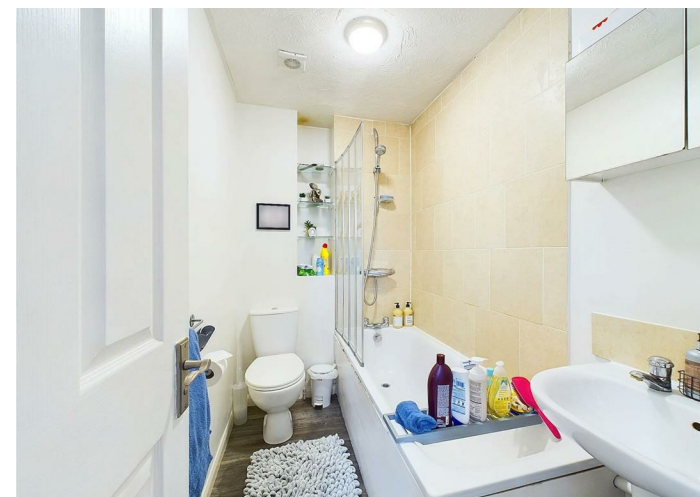
Reduced headroom
45.18 ft²
4.2 m²

(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



- CUL DE SAC LOCATION
- GAS CENTRAL HEATING VIA RADIATORS
- NO ONWARD CHAIN
- DRIVE WAY TO GARAGE
- DOUBLE GLAZING
- SHORT DISTANCE OF HAMPTON COURT

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