

# 8, Helen Close, West Molesey, KT8 2PU

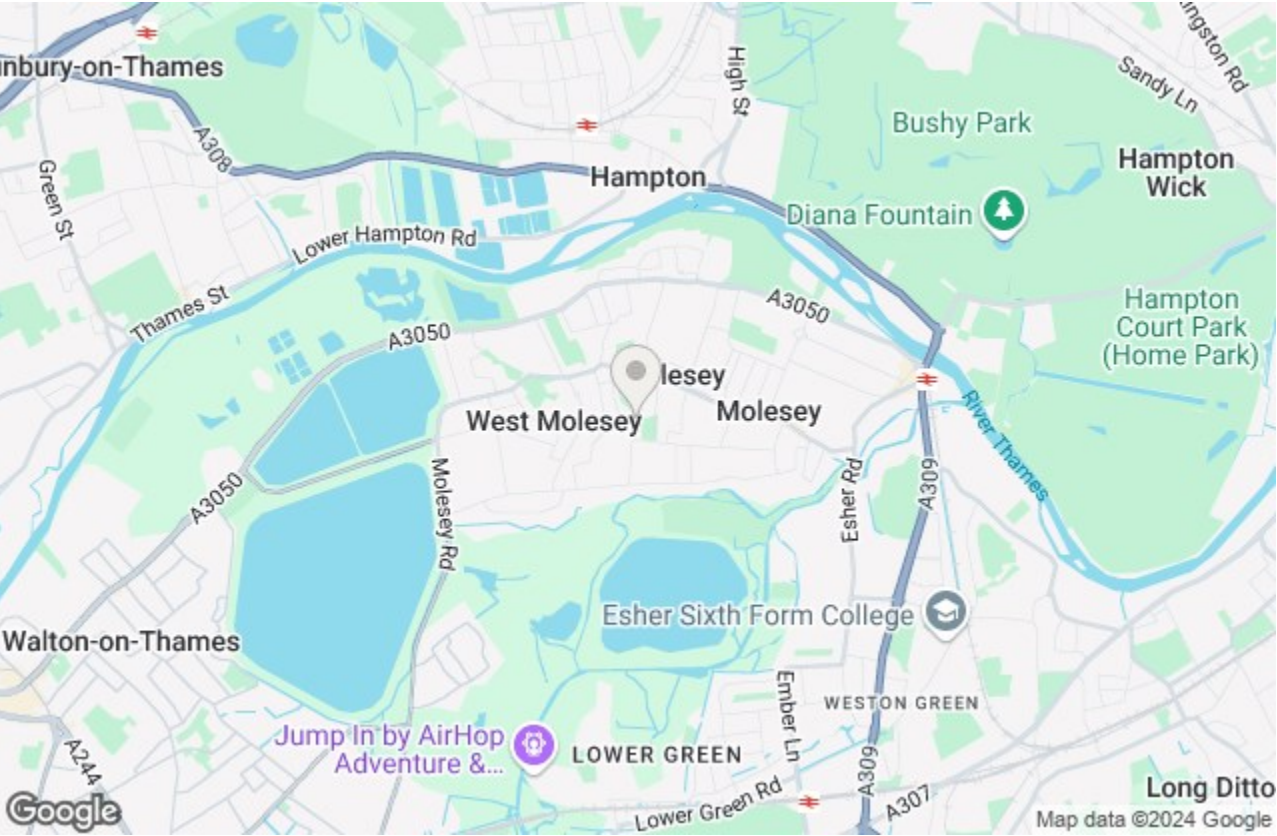
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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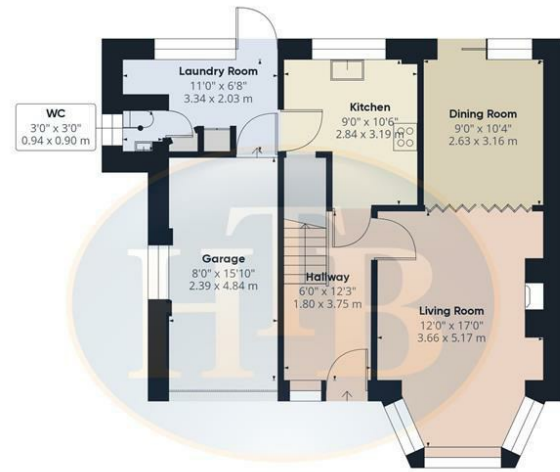
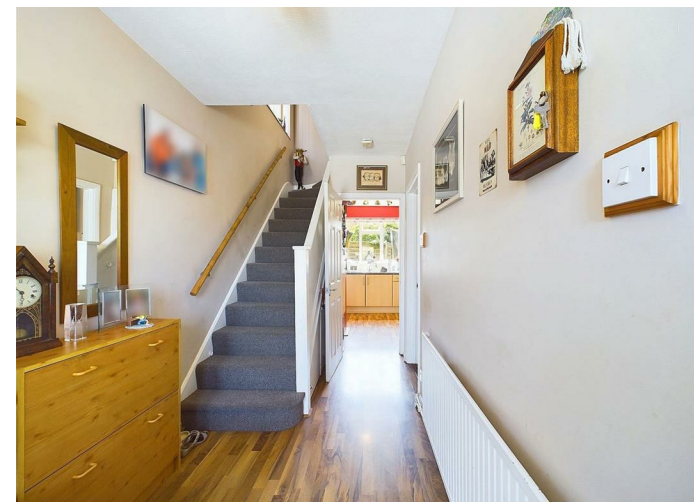


**£585,000 Freehold**

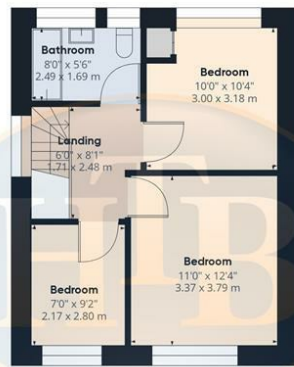
We are pleased to offer this three bedroom semi-detached family home which is situated on a corner position within a quiet cul-de-sac location close to Chandlers Field School and St Albans Catholic School. The current owners have applied for planning for a double-story side extension and have also had drawings carried out for a loft conversion which are available to view. The accommodation briefly comprises:- entrance hallway, bay fronted lounge with fireplace and double doors to the dining room. The separate kitchen comes fitted with oven hob and dishwasher with access to the utility room with downstairs cloakroom and access to the rear of the garage. Off the first floor landing there are white panel doors to all rooms and access to the loft space. The master bedroom benefits from fitted wardrobes, there is a second double bedroom with a built in storage cupboard housing the gas central heating boiler, a third single bedroom with fitted storage cupboards and the family bathroom is fitted with a white suite with part tiled walls. Externally, there is a wide south facing rear garden which follows round to the side where there is a timber outhouse with power and light comprising office area and storage whilst to the front there is off street parking for two vehicles with an electric car charging point. Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385.



# Helen Close, West Molesey, KT8 2PU



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1053.57 ft<sup>2</sup>  
97.88 m<sup>2</sup>

(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

- POTENTIAL TO EXTEND WITH DRAWINGS
- GAS CENTRAL HEATING
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- GARAGE
- QUIET CUL-DE-SAC LOCATION
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM & UTILITY ROOM
- TIMBER OUTHOUSE COMPRISING SEPARATE OFFICE AREA AND STORAGE
- FILTERED WATER SYSTEM

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

