

## 9, Molesham Way, West Molesey, KT8 1NU

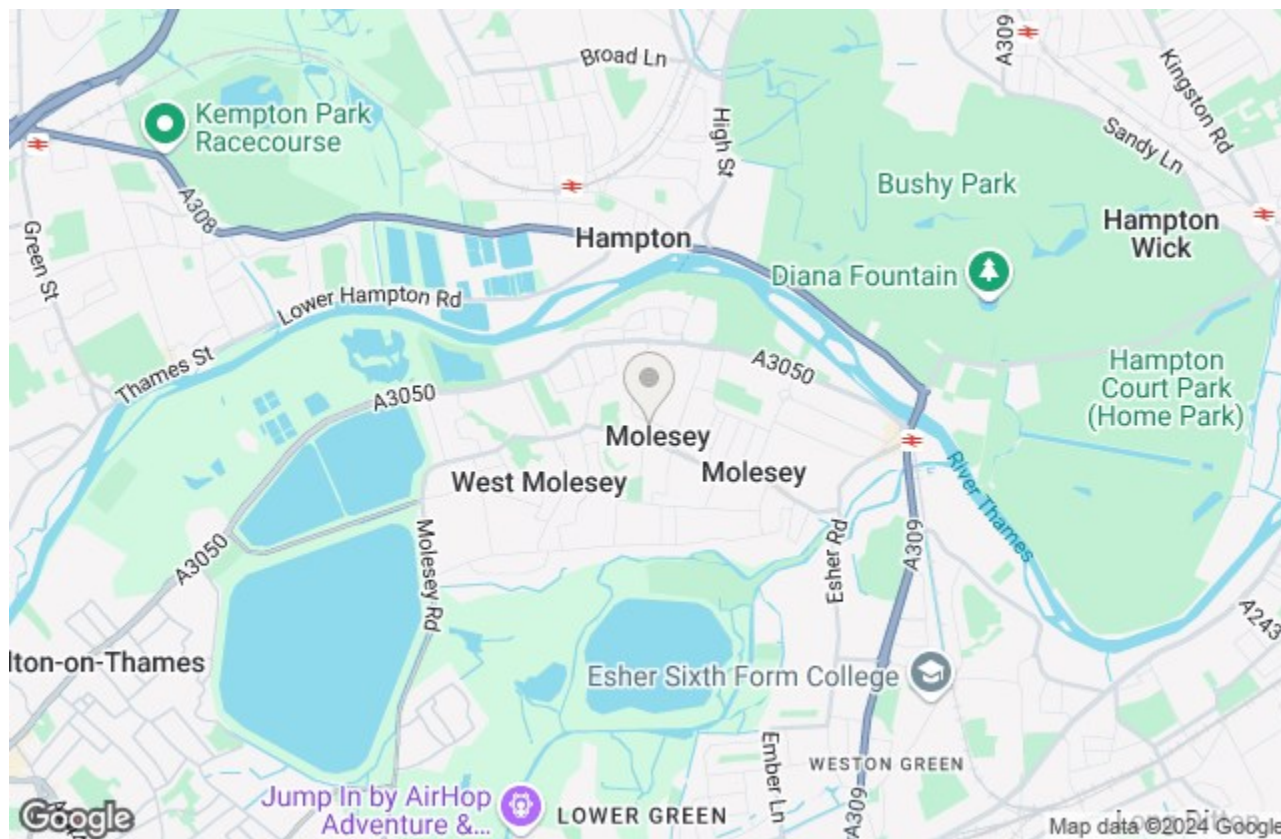
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

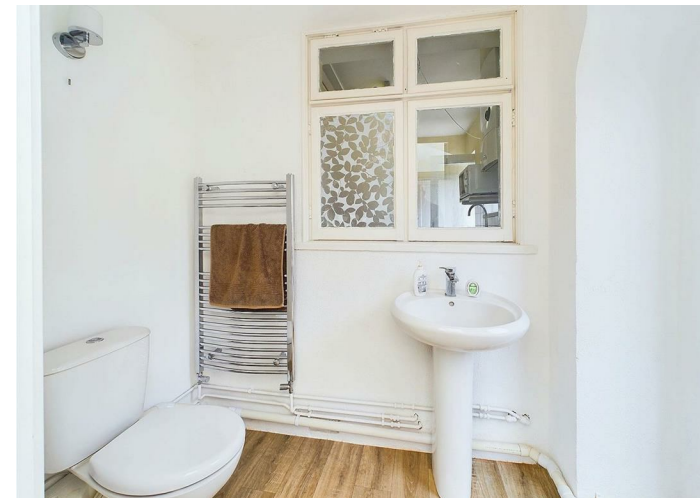


**£575,000 Freehold**

Harmes Turner Brown are pleased to offer this 1930's built three bedroom semi-detached family home which situated in a popular residential road within a short distance of village amenities. The property is offered with immediate vacant possession and provides opportunities to extend STPP. The accommodation briefly comprises:- enclosed entrance porch with door to entrance hallway, double aspect through lounge/dining room with brick fireplace and wooden beamed ceiling, small separate kitchen with built in larder, conservatory and downstairs cloakroom. On the first floor, there are two double bedrooms, the master bedroom with fitted wardrobes, a single bedroom and a shower room with a separate wc. Externally, the property enjoys a good size mature south facing rear garden which is mainly laid to lawn with well stocked borders and patio area plus courtyard to the side. To the front there is off street parking for two to three vehicles and an attached garage with power and light. Viewings are strongly recommended at your earliest convenience. Council tax band D.



# Molesham Way, West Molesey, KT8 1NU



- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- CONSERVATORY
- OFF STREET PARKING
- POPULAR RESIDENTIAL ROAD
- DOUBLE GLAZING
- POTENTIAL TO EXTEND STPP
- SOUTH FACING REAR GARDEN
- GARAGE
- CLOSE TO AMENITIES

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