

## 34, Rosemary Avenue, West Molesey, KT8 1QE

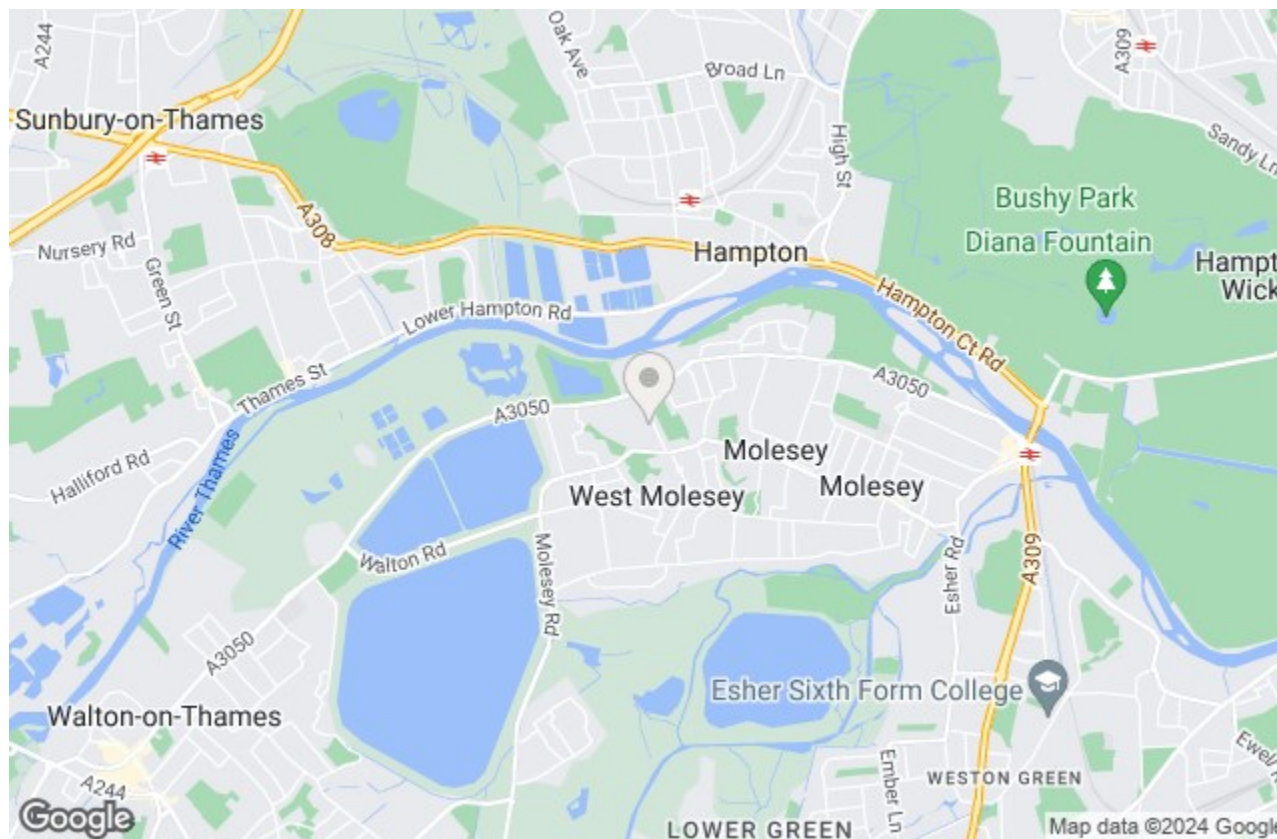
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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	

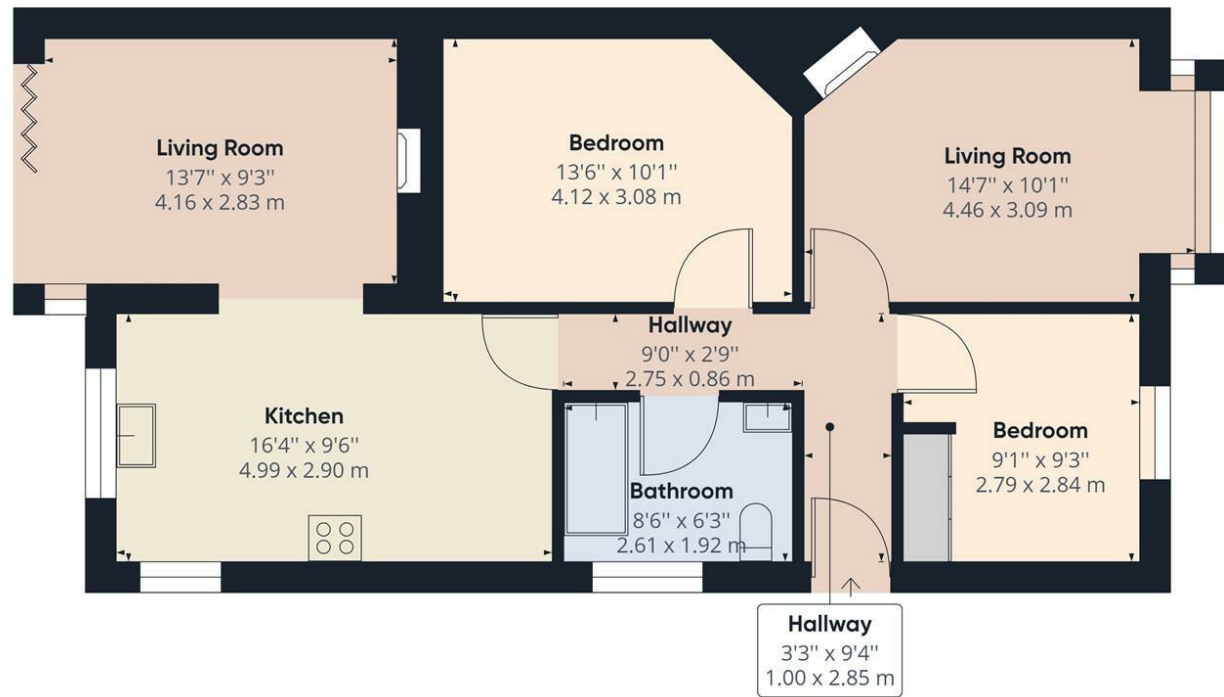
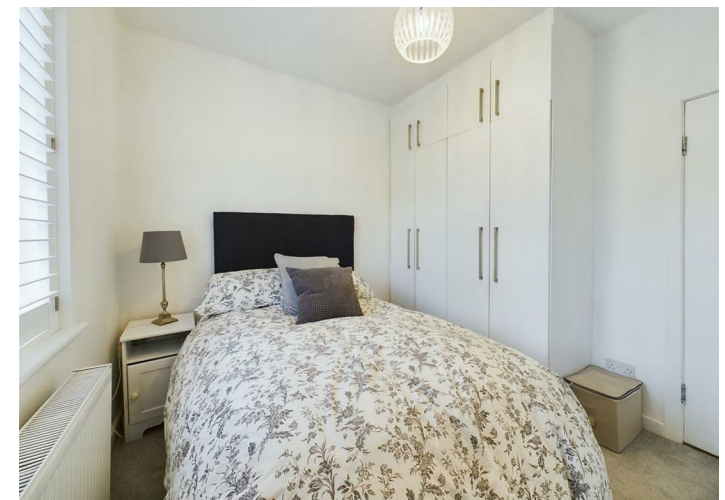


**£600,000 Freehold**

We are pleased to offer this extended two/three bedroom semi-detached bungalow which has also been refurbished to a high standard. Many works have been undertaken such as new roof, exterior insulation and rendering, new windows, new combination central heating boiler and a new driveway. The property is situated in a very popular road with the accommodation briefly comprising:- L-shaped entrance hallway, bay fronted living room with plantation shutters and wood burner, second reception room at rear which is the extension with bi folding doors, sky light and feature gas wood burner, good size fully fitted kitchen with island unit and fully integrated appliances, a good size master bedroom with large Velux window, second double bedroom with fitted wardrobe space and a spacious bathroom. Externally, the property enjoys a secluded west facing garden with large patio area and lawn with well stocked borders and garden shed whilst to the front is an enclosed garden with driveway providing off street parking. Viewings are strongly recommended at your earliest convenience. No onward chain.



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Approximate total area<sup>(1)</sup>  
 776.47 ft<sup>2</sup>  
 72.14 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

- TWO/THREE BEDROOMS
- GAS CENTRAL HEATING
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING
- FULLY FITTED MODERN KITCHEN
- NEW DOUBLE GLAZING
- WEST FACING GARDEN
- GOOD SIZE ACCOMMODATION

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

