

86, Kings Chase, East Molesey, KT8 9DQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	



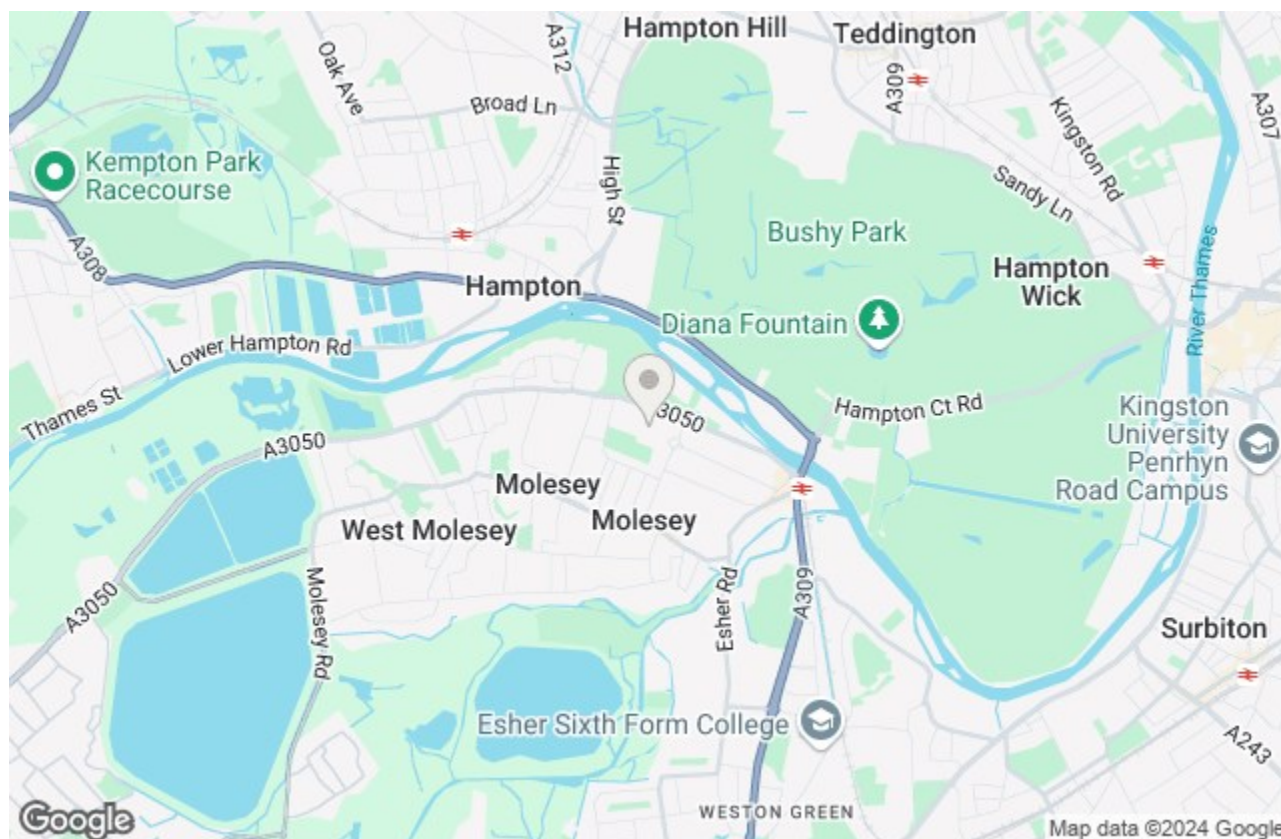
£575,000 Freehold

A unique opportunity to purchase this well presented two bedroom bungalow which is situated in quiet cul-de-sac location on the popular Kings Chase development which is within a short distance of central Hampton Court with its boutique shops, bars, restaurants, mainline station and the River Thames.

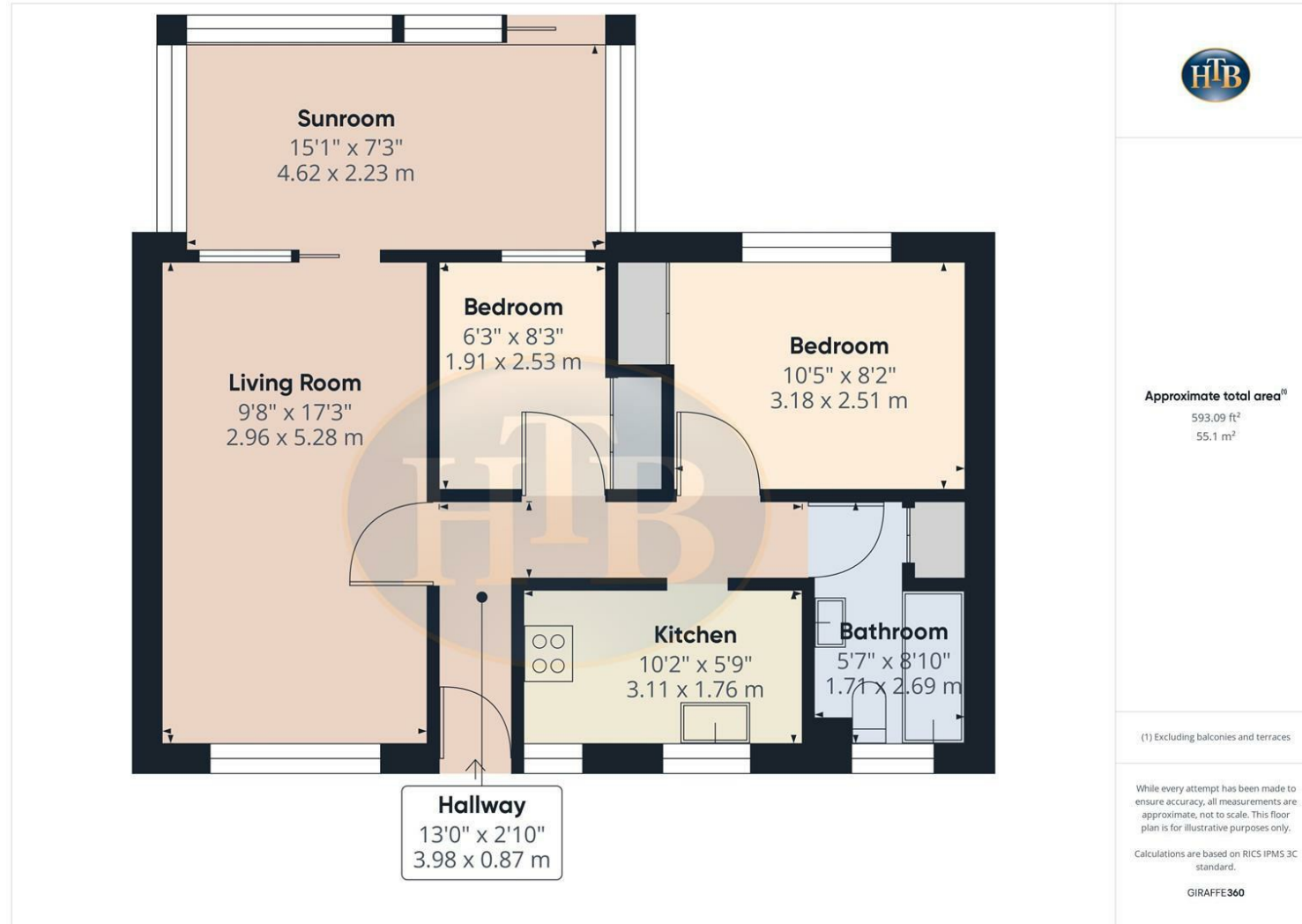
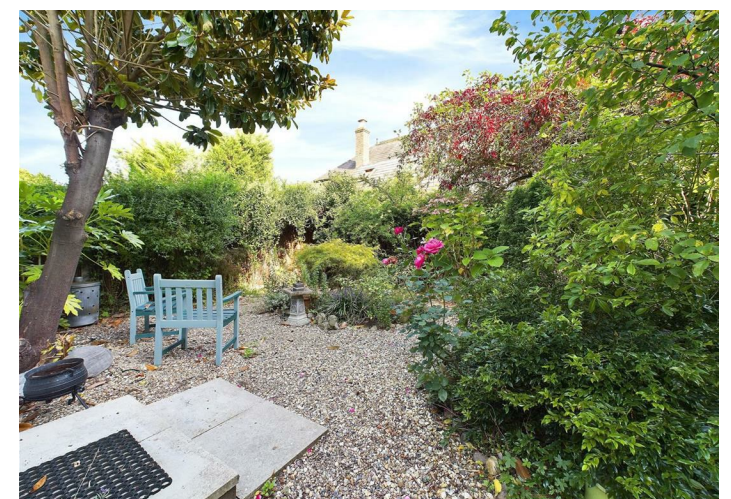
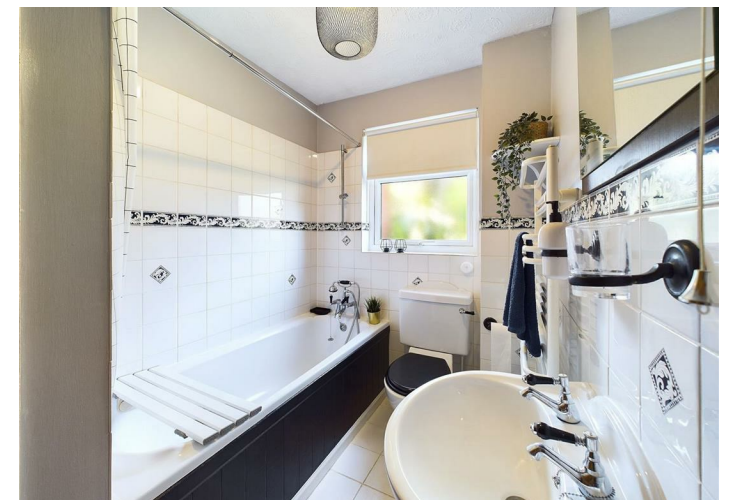
The accommodation briefly comprises entrance hallway with quality wood laminate flooring which is laid mostly throughout the whole property, bright and airy double aspect lounge leading to a double glazed conservatory, modern shaker style kitchen with fitted oven, hob and extractor hood, master bedroom with ample fitted wardrobe and cupboard space, single bedroom with built in wardrobe and the bathroom which is almost fully tiled fitted with a white suite.

Externally, the property enjoys secluded, easy to maintain cottage style garden with paved patio area, whilst to the front there is an open plan front garden and two allocated parking spaces nearby.

No onward chain, viewings strongly recommended. Tax band D £2334 PA



Kings Chase, East Molesey, KT8 9DQ



- POPULAR KINGS CHASE DEVELOPMENT
- DOUBLE GLAZING
- SHORT DISTANCE TO HAMPTON COURT TRAIN STATION
- NO ONWARD CHAIN
- RARELY AVAILABLE
- GAS CENTRAL HEATING
- CUL-DE-SAC LOCATION
- CLOSE TO THE HURST PARK MEADOWS AND THE RIVER THAMES
- TWO ALLOCATED PARKING SPACES

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