

## 23, Langton Road, West Molesey, KT8 2HX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	54	81
<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	



### Offers In Excess Of £650,000 Freehold

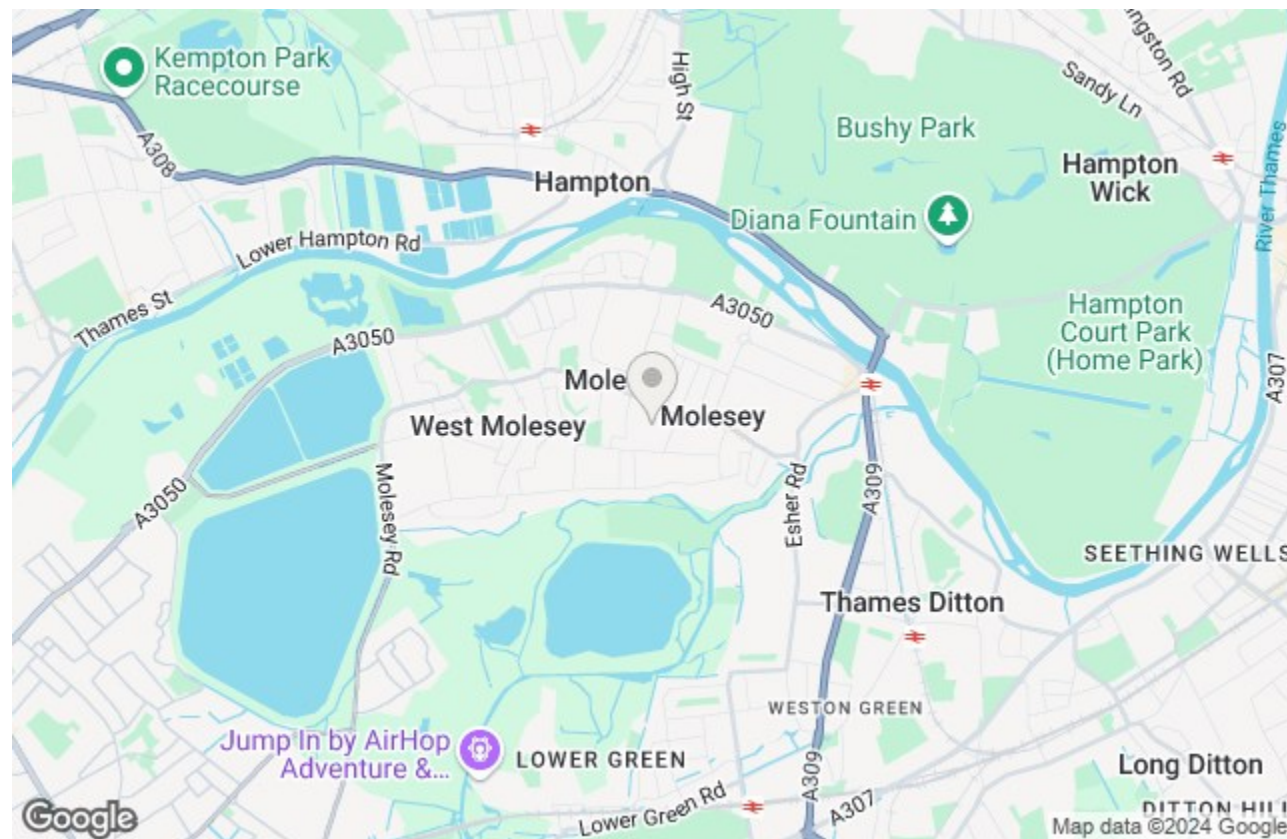
Harmes Turner Brown are pleased to offer this linked detached Victorian villa family home which is situated in a popular residential road on the borders of East and West Molesey within a short distance of the local village amenities. The property is in need of some updating and retains many period features throughout.

The accommodation briefly comprises:- bay fronted living room with period style gas flame fireplace with fitted cabinets and shelving either side and wood exposed floorboards, separate dining room with open plan staircase which leads to the kitchen area with fitted oven and hob. From there are double doors to a rear extension with a downstairs WC and patio doors to the rear garden.

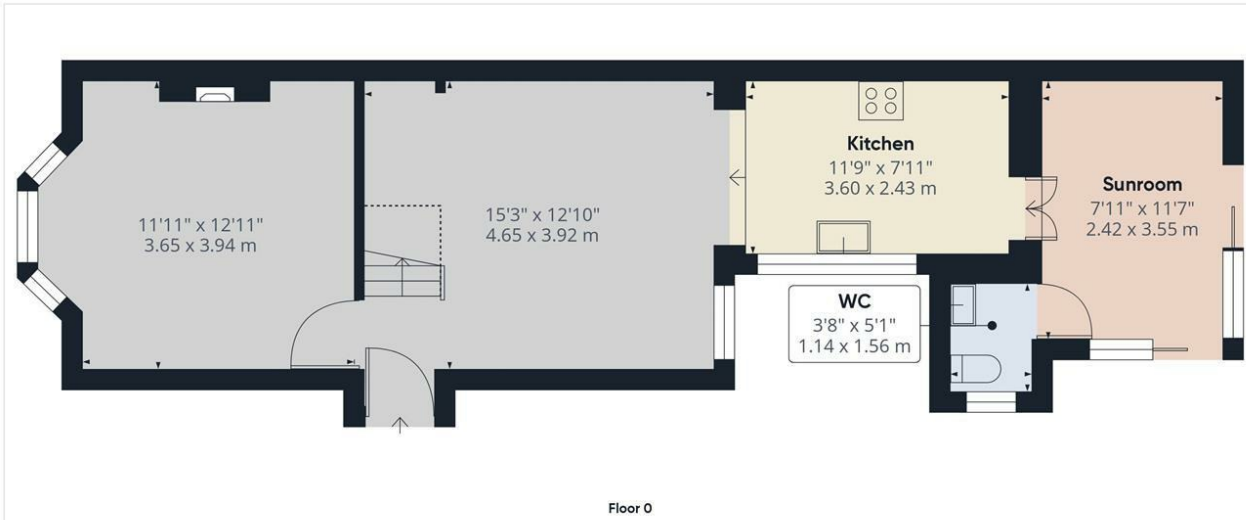
Off the first floor landing are stripped panel doors to all rooms, the master bedroom is a generous size with fitted wardrobes and a feature fireplace, a second double room at the rear with fitted wardrobes, a good size single bedroom with Victorian style wash hand basin and the family bathroom.

Externally, the rear garden is approximately 45ft in length and mainly laid to lawn with two paved patio areas whilst to the front there is hard standing providing off street parking.

The property is offered with immediate vacant possession with no onward chain.



# Langton Road, West Molesey, KT8 2HX



**Approximate total area<sup>(1)</sup>**  
 985.01 ft<sup>2</sup>  
 91.51 m<sup>2</sup>

**Reduced headroom**  
 14.32 ft<sup>2</sup>  
 1.33 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- DESIRABLE RESIDENTIAL ROAD
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- MANY ORIGINAL PERIOD FEATURES
- OFF STREET PARKING
- NO ONWARD CHAIN

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