


3, Bessborough View, West Molesey, Surrey, KT8 1RG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	89
(81-91) B		
(69-80) C		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

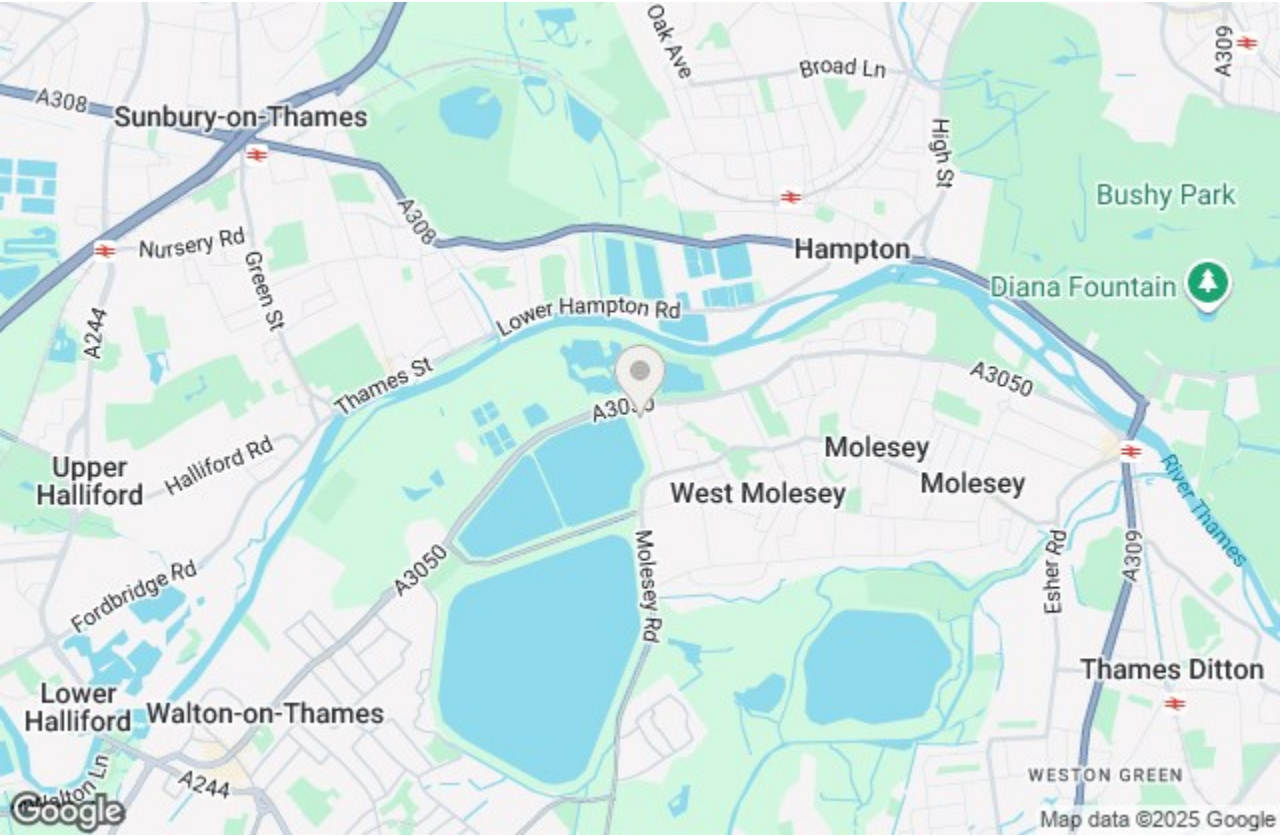


£850,000 Freehold

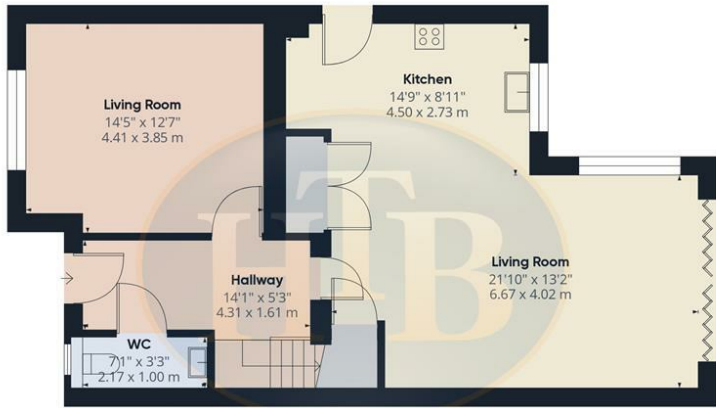
Harmes Turner Brown are pleased to offer this modern four bedroom semi-detached home which is situated in a private cul-de-sac location, backing on to a reservoir just off the popular of Weston Avenue. For a modern property that was built approximately three years ago it boasts generous size accommodation with high ceilings and built to a high specification briefly comprising spacious entrance hallway, downstairs WC, lounge, large L-shape open plan fully fitted kitchen, dining and living area at the rear.

Off the first floor landing the master bedroom benefits from an en-suite shower room and fitted wardrobes, there are two further double bedroom, one also with wardrobes space, a generous size single room and four piece luxury bathroom. Externally there the property enjoys a West facing garden with large patio with the rest being laid to lawn whilst to the front there is off street parking from two vehicles. Council tax band E.

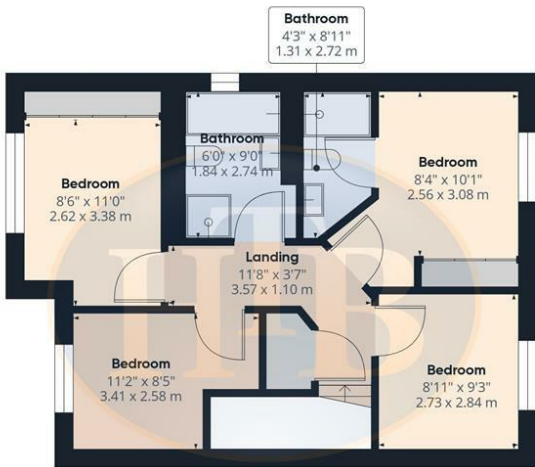
Viewings strongly recommended!!



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Floor 0



Floor 1



Approximate total area[®]
1264.44 ft²
117.47 m²

(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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



- UNDER FLOOR HEATING TO ALL HARD FLOORS
- FULLY FITTED KITCHEN
- FOUR GOOD SIZE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- DOUBLE GLAZING
- WEST FACING GARDEN
- EN-SUITE SHOWER ROOM
- PARKING FOR TWO VEHICLES
- PRIVATE CUL DE SAC LOCATION

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

