



6, First Avenue, West Molesey, Surrey, KT8 2QJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	87
(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 <sub>2</sub> ) 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
		



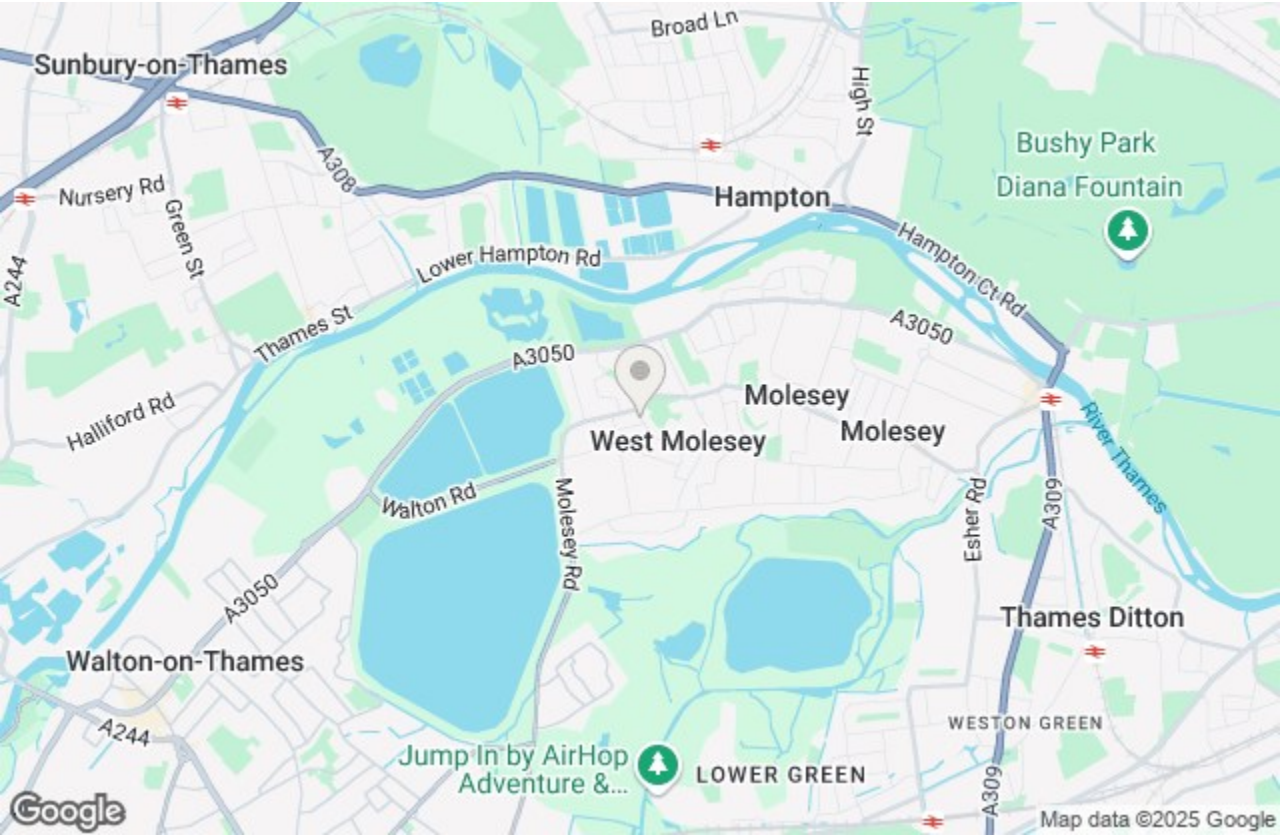
£625,000 Freehold

What a fantastic house this is having been refurbished and generously extended to the side and rear and in the roof. The property is stylishly decorated throughout and boast an endless number of attractive features and briefly comprises entrance lobby, downstairs WC, two separate reception rooms with the addition of a large shaker style kitchen/dining room at the rear with fitted appliances and bi-folding doors to the rear garden.

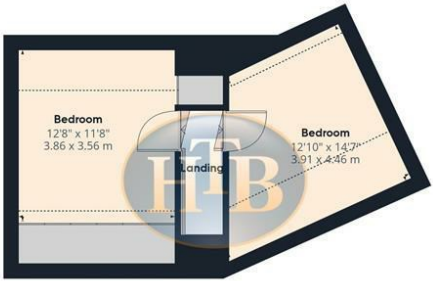
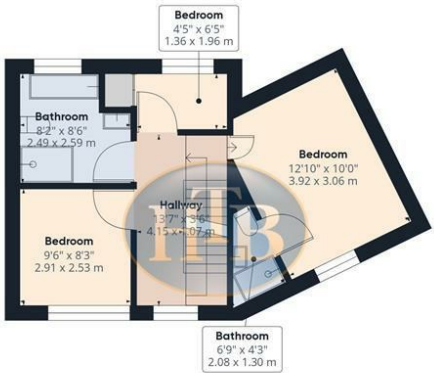
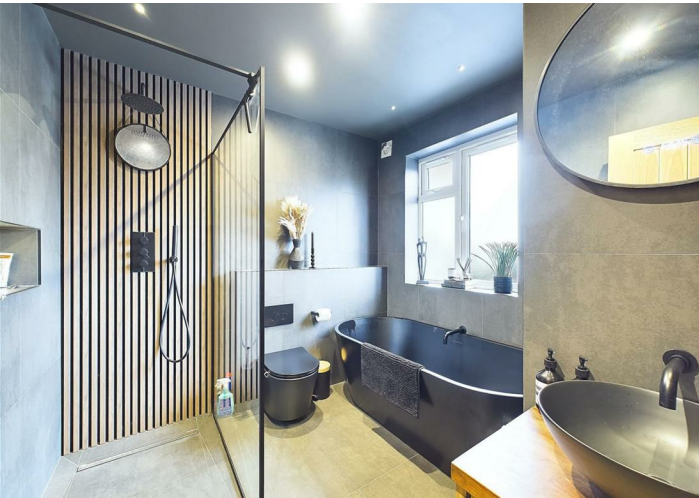
On the first floor there is the master bedroom with an en-suite shower room, a small double room, study/cot room and a good size luxury bathroom. From the landing there is an enclosed staircase leading to two further double bedrooms.

Externally, is a low maintenance West facing L-shaped garden with access to a decent size garage with power and light. To the front there is off street parking for up to four vehicles. Council tax band C.

Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385.



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Approximate total area\*  
1559.24 ft<sup>2</sup>  
144.86 m<sup>2</sup>  
Reduced headroom  
100.6 ft<sup>2</sup>  
9.35 m<sup>2</sup>

(\*) 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

- FOUR DOUBLE BEDROOMS
- PLENTY OFF STREET PARKING
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- STUDY/COT ROOM
- EN SUIT TO MASTER BEDROOM
- GOOD SIZE GARAGE
- BEUATIFILL FITTED KITCHEN
- TASTFULLY DECORATED THROUGHOUT

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