


2, Anne Way, West Molesey, KT8 2PT

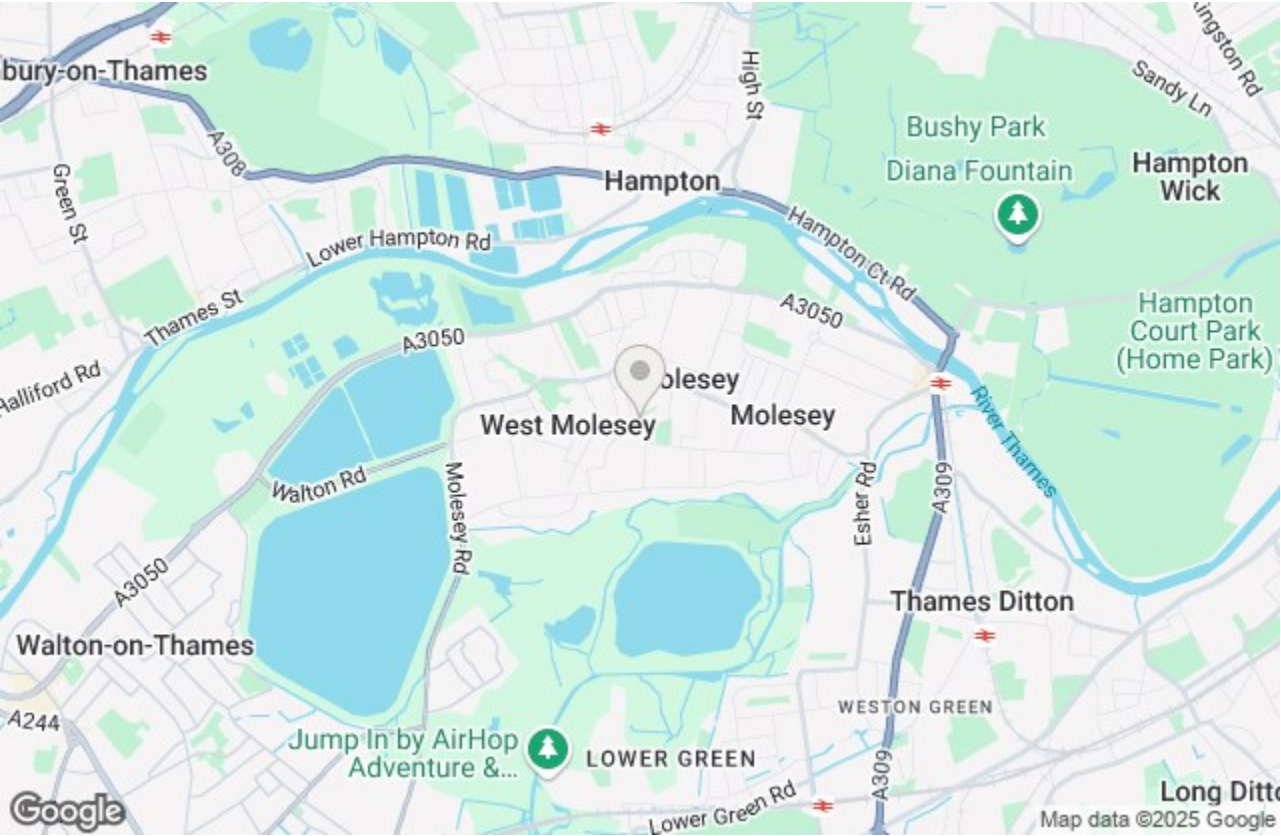
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>58</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 



Offers In Excess Of £850,000 Freehold

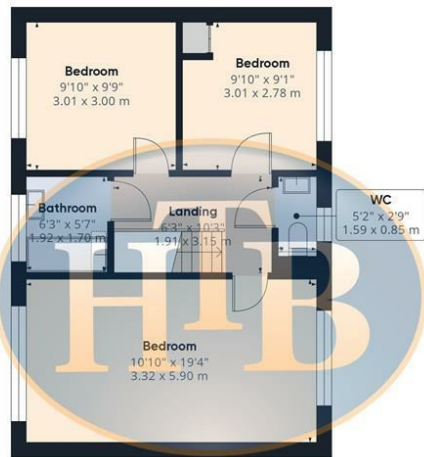
Harnes Turner Brown are very pleased to offered this spacious three/four bedroom detached family home which is situated on a good size plot in a very popular residential road in West Molesey. The spacious and well planned accommodation briefly comprises:- a large entrance hallway, lounge with fireplace, separate dining room, L-shaped fitted kitchen/breakfast room with integrated Neff appliances, study/bedroom four with en-suite shower room. Off the first floor landing there is a generous double aspect master bedroom with a good range of fitted wardrobe space, two further double bedrooms and the family bathroom with separate WC. Externally, the property sits on a decent plot providing a large driveway with good size enclosed front and rear gardens. Viewings strongly recommended at your earliest convenience by calling our Molesey office on 0208 001 8385. Council tax band F. No onward chain.



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Floor 0



Floor 1



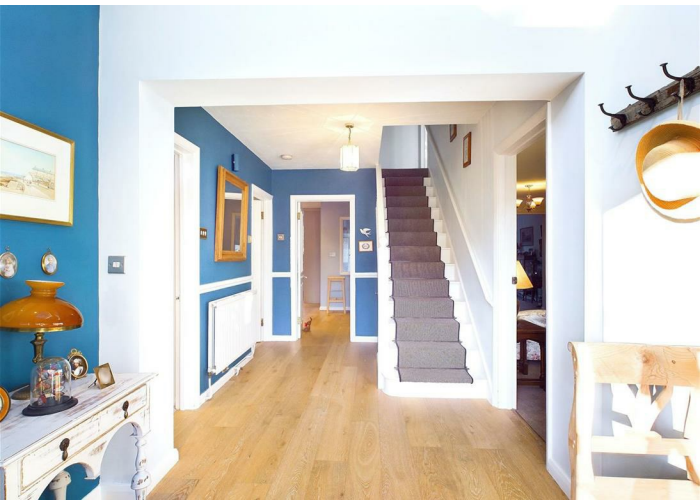
Approximate total area⁽¹⁾
1453.44 ft²
135.03 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- THREE/FOUR BEDROOMS
- GAS CENTRAL HEATING VIA RADIATORS
- POTENTIAL TO EXTEND STPP
- TWO/THREE RECEPTION ROOMS
- PRIVATE DRIVEWAY
- BATHROOM AND SHOWER ROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LARGE MODERN KITCHEN BREAKFAST ROOM
- GOOD SIZE PLOT

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

