

4, Helen Close, West Molesey, KT8 2PU

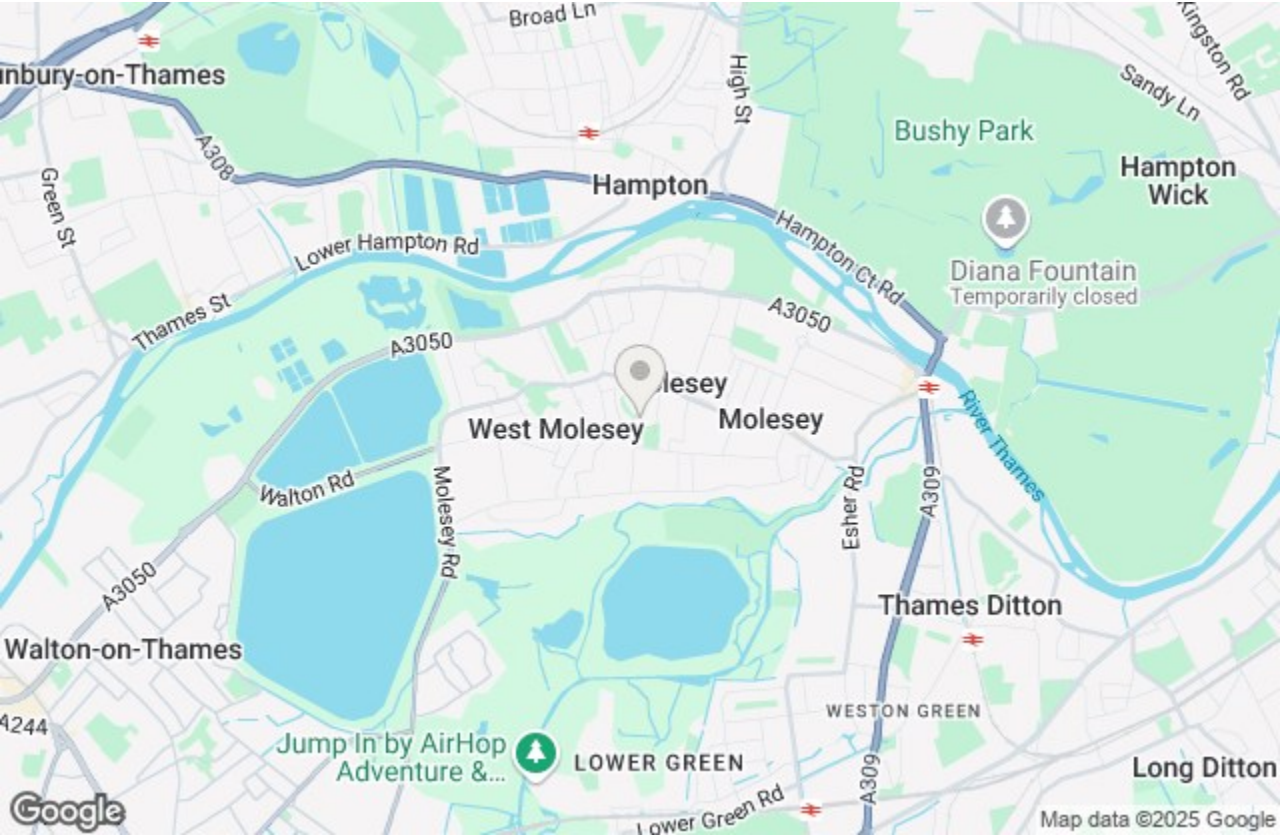
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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	

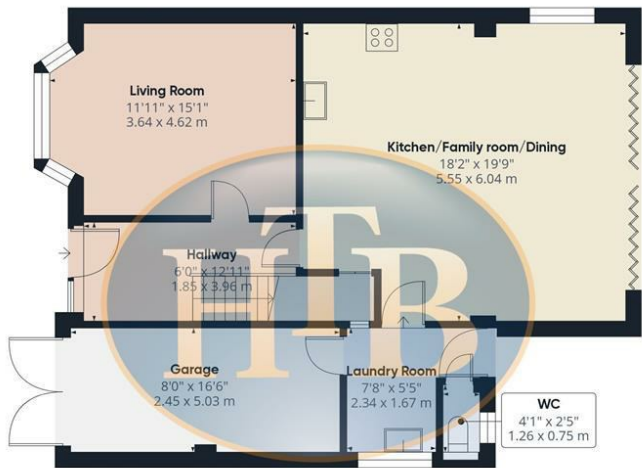


Offers In Excess Of £800,000 Freehold

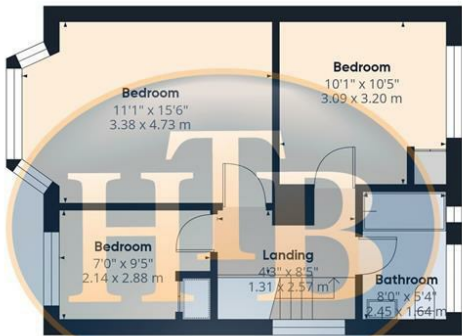
Harmes Turner Brown are pleased to offer this extended three bedroom detached family home which is situated on a bold plot in a desirable cul-de-sac location. The property also has planning permission passed for a double-storey extension to the side to provide an additional reception room where the garage is and a new master bedroom with an en-suite shower room. The well presented accommodation briefly comprises:- entrance hallway, bay fronted lounge with fireplace, extended open plan kitchen/living room with bi-folding doors to the garden, utility room with downstairs cloakroom and personal door to the rear of the garage. Off the first floor landing there is a generous master bedroom, two further well proportioned bedrooms and a modern refitted bathroom. Externally, there is an open plan front garden with drive to the garage and an wide rear garden approximatley 80ft in length with an additional enclosed side garden. Council tax band E. Viewings strongly recommended by calling our Molesey office on 0208 001 8385.



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Floor 0



Floor 1



Approximate total area[†]
1247.74 ft²
115.92 m²

(†) 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



- QUIET CUL DE SAC LOCATION
- EXTENDED OPEN PLAN KITCHEN/LIVING AREA INCLUDING UNDERFLOOR HEATING
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- PLANNING APPROVED FOR DOUBLE STOREY EXTENSION
- OFF STREET PARKING TO GARAGE
- UTILITY ROOM
- MODERN REFITTED BATHROOM
- THREE GOOD SIZE BEDROOMS



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