





38, Cherry Orchard Gardens, West Molesey, KT8 1QY

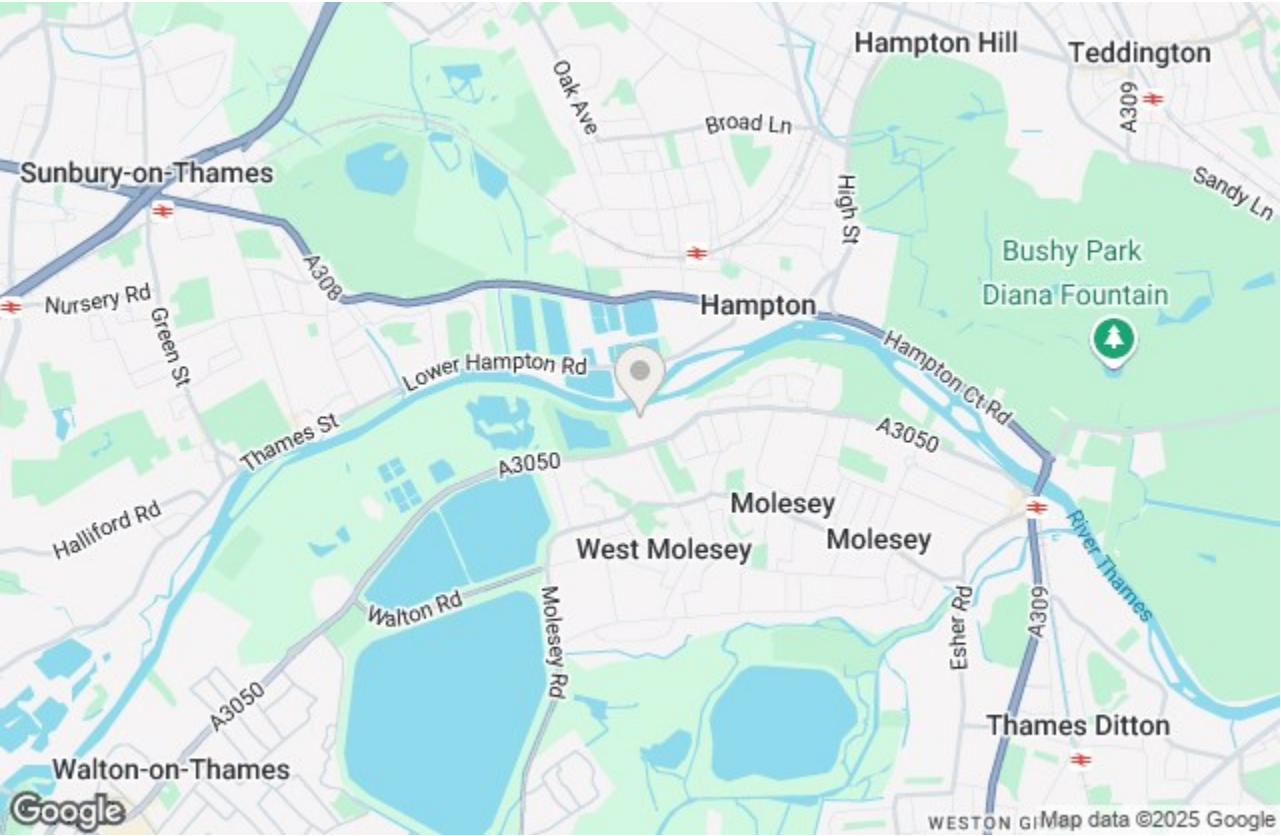
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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Not environmentally friendly - higher CO2 emissions		
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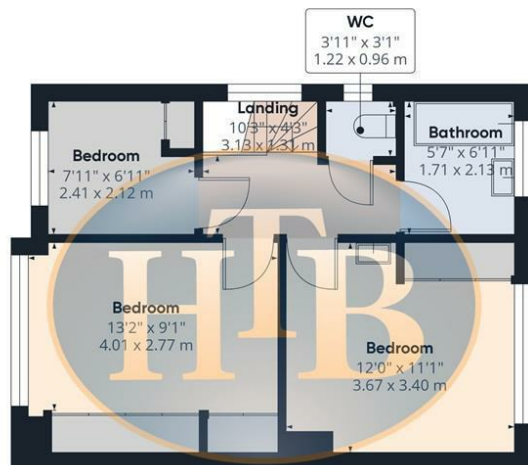
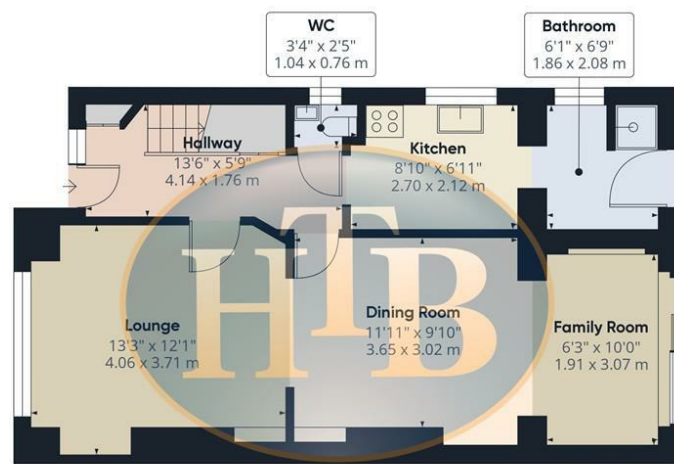


Offers In Excess Of £625,000 Freehold

We are pleased to offer this three bedroom semi detached family house which is situated in a desirable quiet cul-de-sac location within a very short distance of the towpath on the River Thames. The property boasts a plot that widens quite significantly at the rear with an enclosed drive and garage at the side and offers great potential to extend STPP. If you are interested in making an appointment and registering an interest please contact us at your earliest convenience on 0208 001 8385. No onward chain.



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Approximate total area[®]
955.63 ft²
88.78 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 BEDDOOMS
- OFF STREET PARKING
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND STPP
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- ENCLOSED DRIVE AND GRARAGE
- EXTENDED ON THE GROUND FLOOR
- CLOSE TO RIVER THAMES
- WIDE PLOT AT REAR

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

