



30, Rosemary Avenue, West Molesey, KT8 1QE

| 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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



Offers In Excess Of £650,000 Freehold

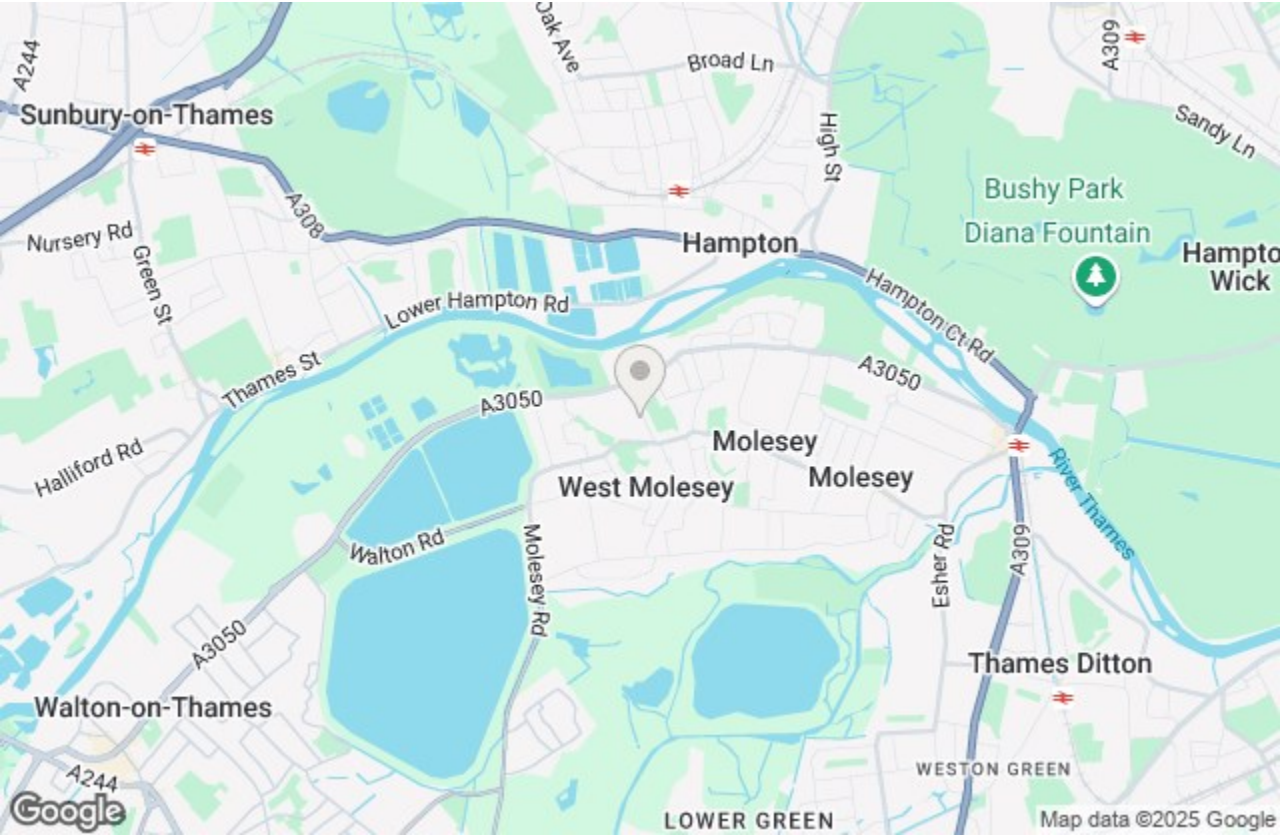
Harmes Turner Brown are pleased to offer this well-presented three-bedroom semi-detached chalet bungalow, ideally situated in a sought-after West Molesey location. The property benefits from spacious and versatile accommodation, off-street parking, and a sunny west-facing rear garden with a double shed, providing excellent storage or workspace options.

The ground floor comprises a welcoming entrance hallway, a front-facing reception room with a charming bay window and feature log burner, a separate cloakroom, and an additional shower room. A further reception room opens into a well-appointed modern kitchen, which was fitted in 2021 and includes integrated appliances. This bright and airy space also features stunning bi-fold doors leading directly to the rear garden. The living room benefits from a built-in surround sound system, enhancing the space for relaxation and entertainment.

Upstairs, there are two generous double bedrooms, both with built-in wardrobes and storage, along with a spacious L-shaped bathroom.

Externally, the private driveway provides off-street parking, while the west-facing rear garden offers a wonderful outdoor space with a split-level decking area and a double shed for additional storage or potential use as a home office.

This delightful home is well-presented throughout and offers flexible accommodation to suit a variety of needs. Contact our Molesey office for further details and to arrange a viewing.



Rosemary Avenue, West Molesey, KT8 1QE



- SEMI-DETACHED CHALET BUNGALOW
- LARGE DOUBLE GARDEN CABIN
- MODERN FITTED KITCHEN
- MODERN CLOAKROOM
- POPULAR RESIDENTIAL LOCATION
- TWO BATHROOMS
- TWO LIVING ROOMS
- OFF STREET PARKING FOR MULTIPLE CARS
- SUNNY REAR GARDEN
- MUST BE SEEN

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

