



92, Upper Farm Road, West Molesey, KT8 2QU

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	

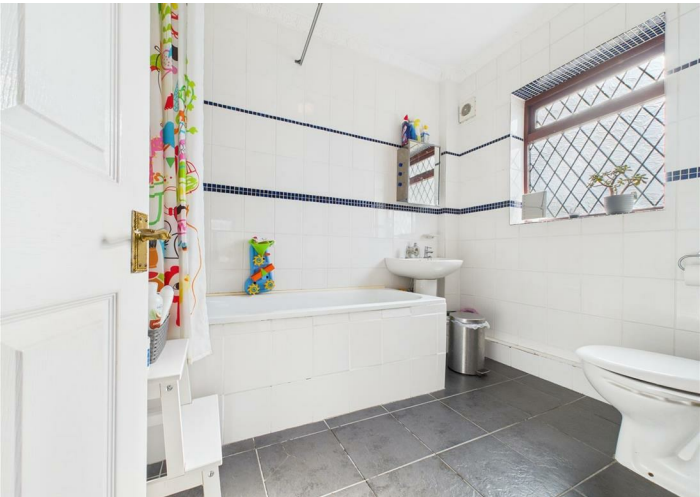
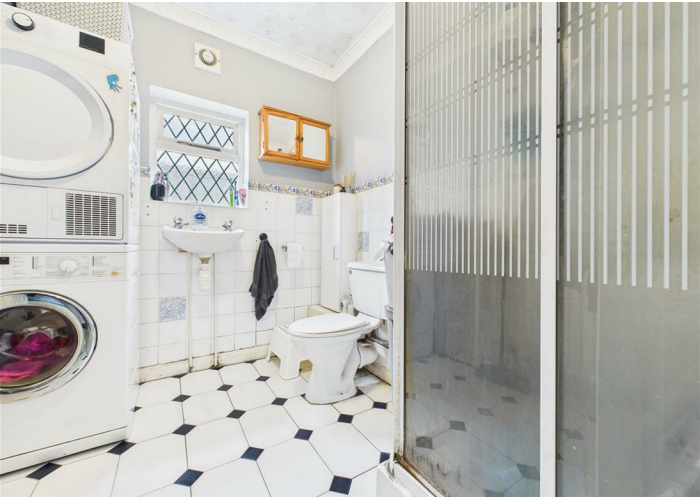
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Offers In Excess Of £475,000 Freehold

We are pleased to offer this extended three bedroom semi-detached home which is situated within a short distance of bus route and local shops in Central Avenue. The accommodation is divided over three floors and briefly comprises entrance lobby, through lounge dining room, extended kitchen breakfast, separate utility room with WC and shower. on the first floor is the master bedroom with fitted wardrobes and the family bathroom and stairs to the second floor where there are two well proportioned single bedrooms. Externally there is off street parking for two vehicles at the front and there is a 60ft South facing rear garden with patio lawn and log cabin with power and light. Viewings strongly recommended at your earliest convenience.

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- THREE BRDROOMS
 - OFF STREET PARKING
 - SHOWER ROOM AND FAMILY BATHROOM
 - SOUTH FACING 60FT REAR GARDEN
- EXTENDED KITCHEN DINING ROOM
 - LOG CABIN WITH POWER AND LIGHT
 - GAS CENTRAL HEATING
 - CLOSE TO SHOPS AND BUS ROUTE

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