



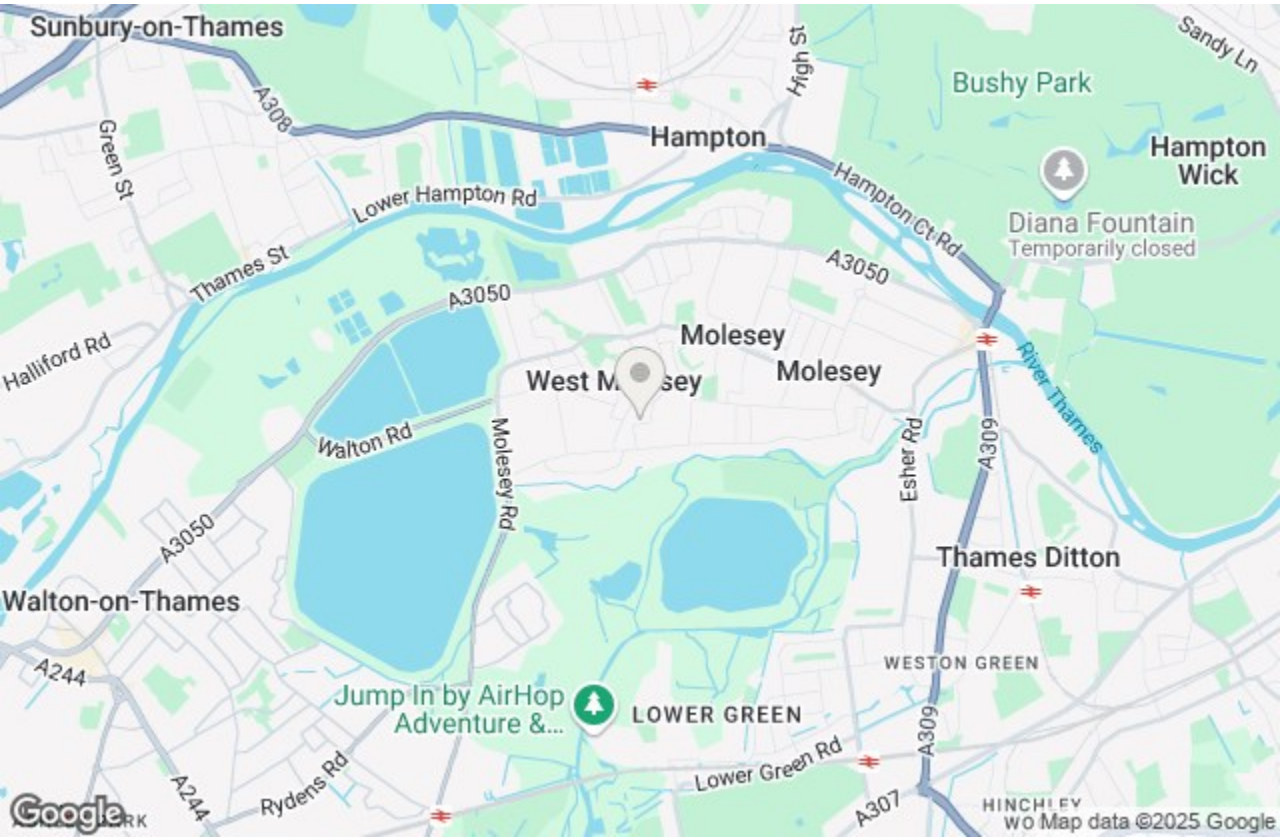
182, High Street, West Molesey, KT8 2LX

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	



£475,000 Freehold



We are pleased to offer this 1930s built three bedroom end of terrace home which is situated within a short distance of Molesey Heath and both Chandlers Field and St Albans Catholic Primary schools. The property has been maintained to a good standard throughout with the accommodation briefly comprising two separate reception rooms, galley shaker style kitchen with the family bathroom on the ground floor. off the first floor landing is the master bedroom and two single bedrooms. Externally the rear garden is Approximately 30ft in length with a good size garage/workshop with power and light, whilst to the front is a long enclosed front garden. Other features include gas central heating via radiators and double glazed windows throughout. Council tax band D.

High Street, West Molesey, KT8 2LX



- TWO RECEPTION ROOMS
 - GARAGE/WORKSHOP
 - GAS CENTRAL HEATING
- GOOD CONDITION THROUGHOUT
 - CLOSE TO PRIMARY SCHOOLS
 - DOUBLE GLAZING

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