


39, Kings Chase, East Molesey, Surrey, KT8 9DG

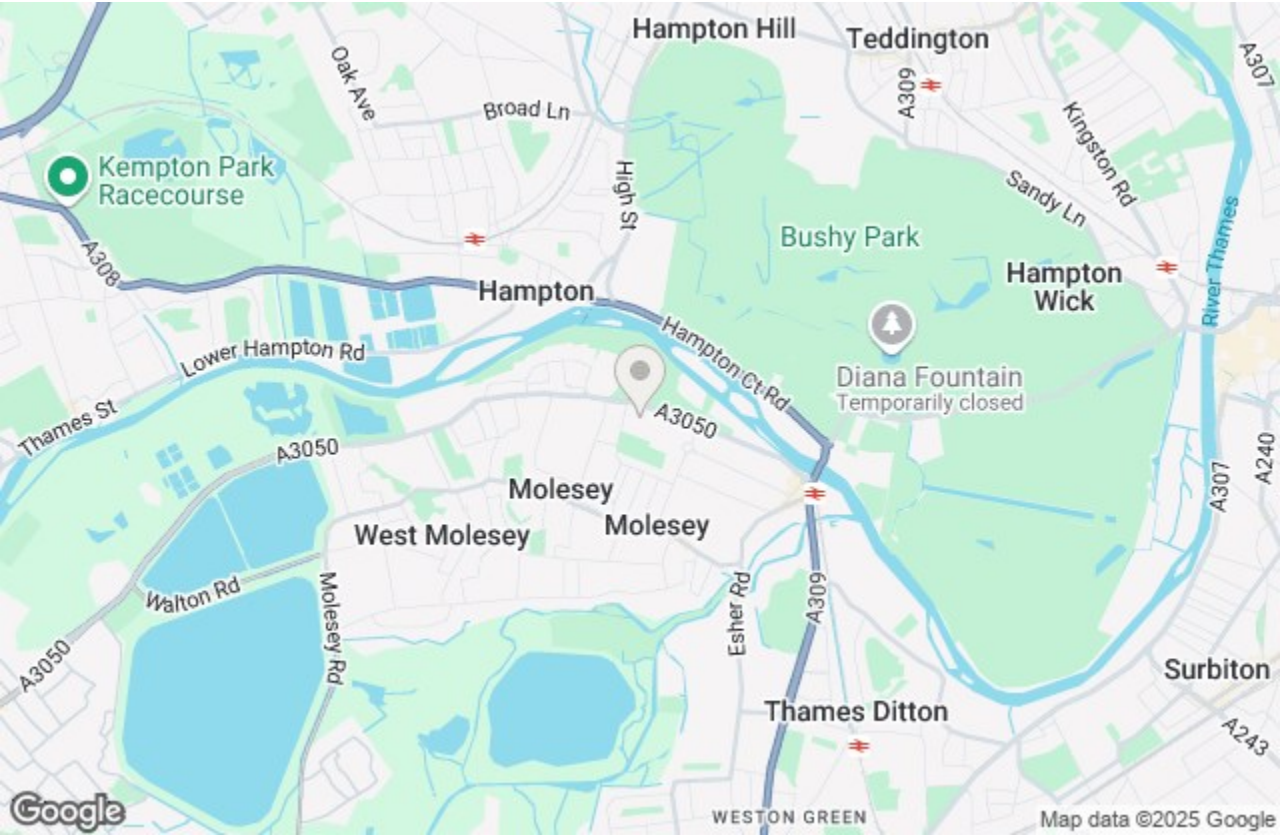
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) 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 



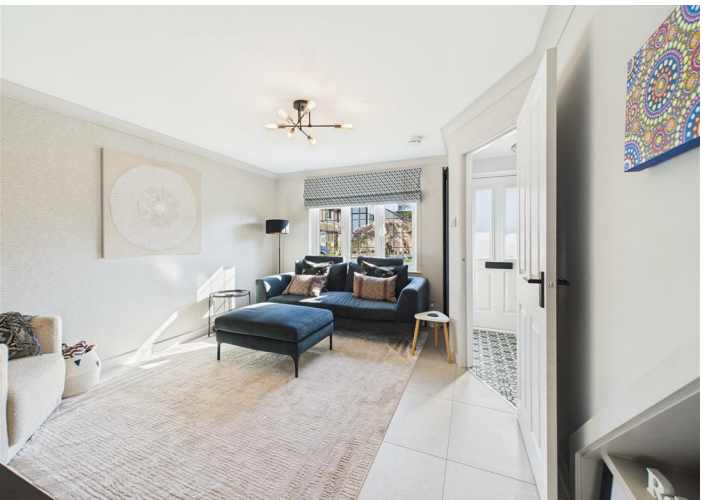
£795,000 Freehold

Harmes Turner Brown are pleased to offer this fine example of a modern four bedroom refurbished home which has been extended both on the ground floor and in to the loft space, now providing a good size master bedroom with en-suite shower room. The well presented interior designed accommodation briefly comprises entrance lobby area separate lounge to the front elevation with a large open plan kitchen dining area at the rear with a bespoke kitchen with fitted integrated appliance and bi-folding doors to the rear garden. Off the first floor landing there are two small double bedrooms, a single/study and the family bathroom. On the second floor is a double aspect master bedroom with fitted wardrobe and en suite shower room. Externally the property enjoys a well maintained rear garden with a good size open plan front garden and a garage nearby with two additional parking spaces. Kings Chase is a high desirable location within a short distance of Hurst Park Meadows, The River Thames, The Pavilion health club and Hampton Court with its main line train station to London Waterloo. Internal viewing are strongly recommended at your earliest convenience. Council Tax band D.





Kings Chase, East Molesey, Surrey, KT8 9DG



- MODERN INTERIOR DESIGNED ACCOMODATION
- MASTER BEDROOM WITH EN-SUITE
- DESIARBLE LOCATION
- DOUBLE GLAZING
- NO ONWARD CHAIN
- MODERN BESPOKE KITCHEN
- GARAGE NEARBY
- CLOSE TO AMENITIES AND MAINLINE STATION
- GAS CENTRAL HEATING
- TWO PARKING SPACES

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

