


2, Dennis Road, East Molesey, KT8 9ED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	80
(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
		



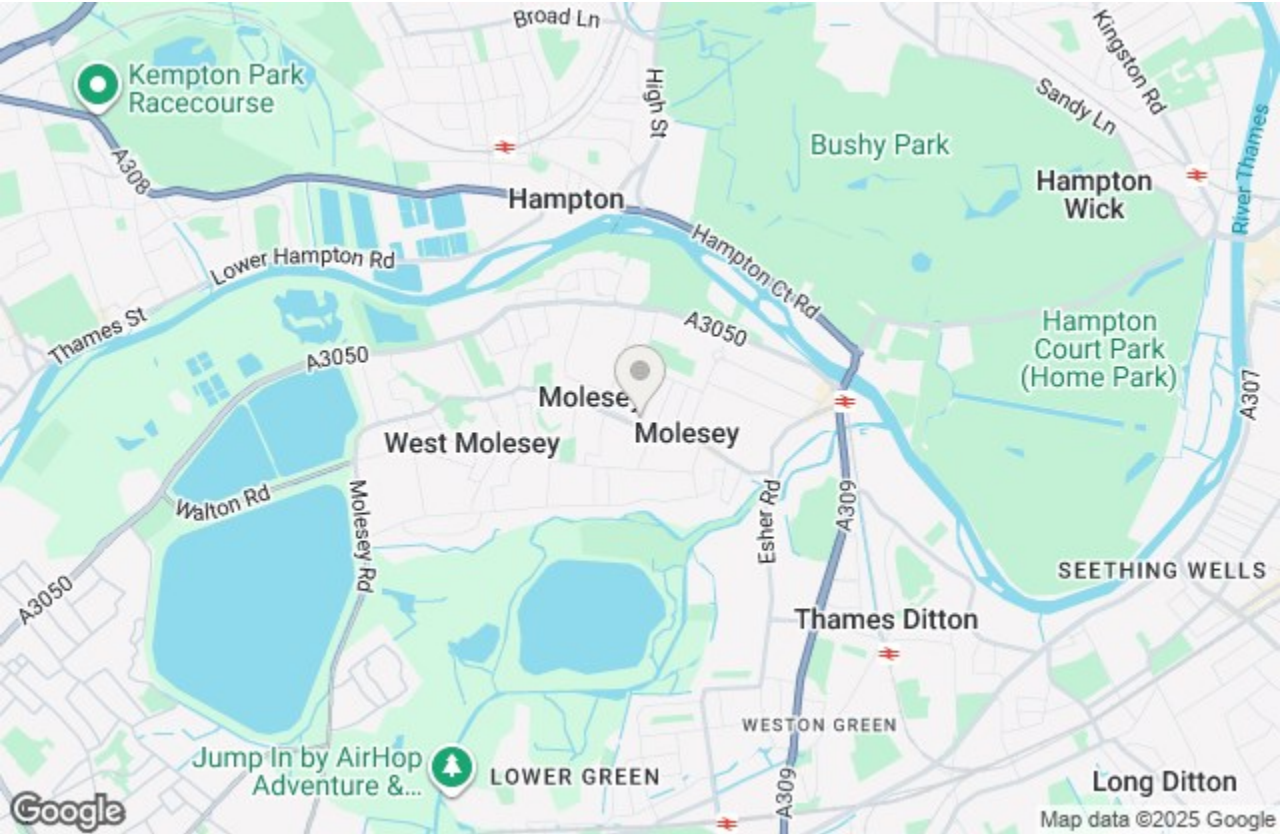
Offers In Excess Of £625,000 Freehold

Welcome to this charming semi-detached house located on Dennis Road in the delightful area of East Molesey, close to village amenities and offering potential to extend subject to the usual planning consents. Although the property is in need of some updating it is very much habitable immediately.

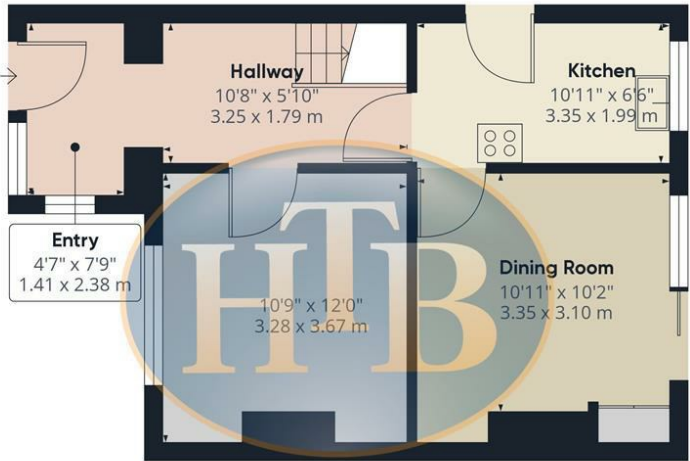
Upon entering the enclosed entrance porch and archway to the hallway, you will find the main living room with feature fireplace and separate dining room plus fitted kitchen with ample eye and base level units and drawers. On the first floor the property are three bedrooms, two of which are good size double rooms with fitted wardrobes and a single. The shower room includes a three piece suite with walk-in shower, wash hand basin with vanity unit below and low level WC.

Externally the property benefits from a good size West facing rear garden with timber summer house, whilst the front provides an enclosed walled garden with driveway providing off street parking for two vehicles.

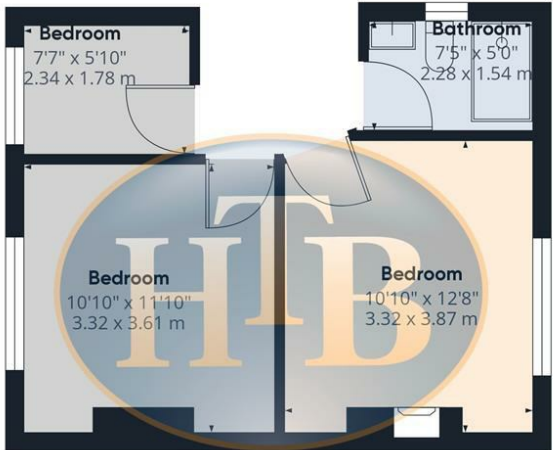
Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Dennis Road.



Dennis Road, East Molesey, KT8 9ED



Floor 0



Floor 1



Approximate total area⁽¹⁾
764.56 ft²
71.03 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 are based on RICS IPMS 3C standard.

GIRAFFE360



- TWO RECEPTION ROOMS
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND STPP
- CLOSE TO VILLAGE AMENITIES
- DOUBLE GLAZING
- APPROX 50 FT WEST FACING GARDEN
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL ROAD
- SEMI DETACHED
- THREE BEDROOMS

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

