
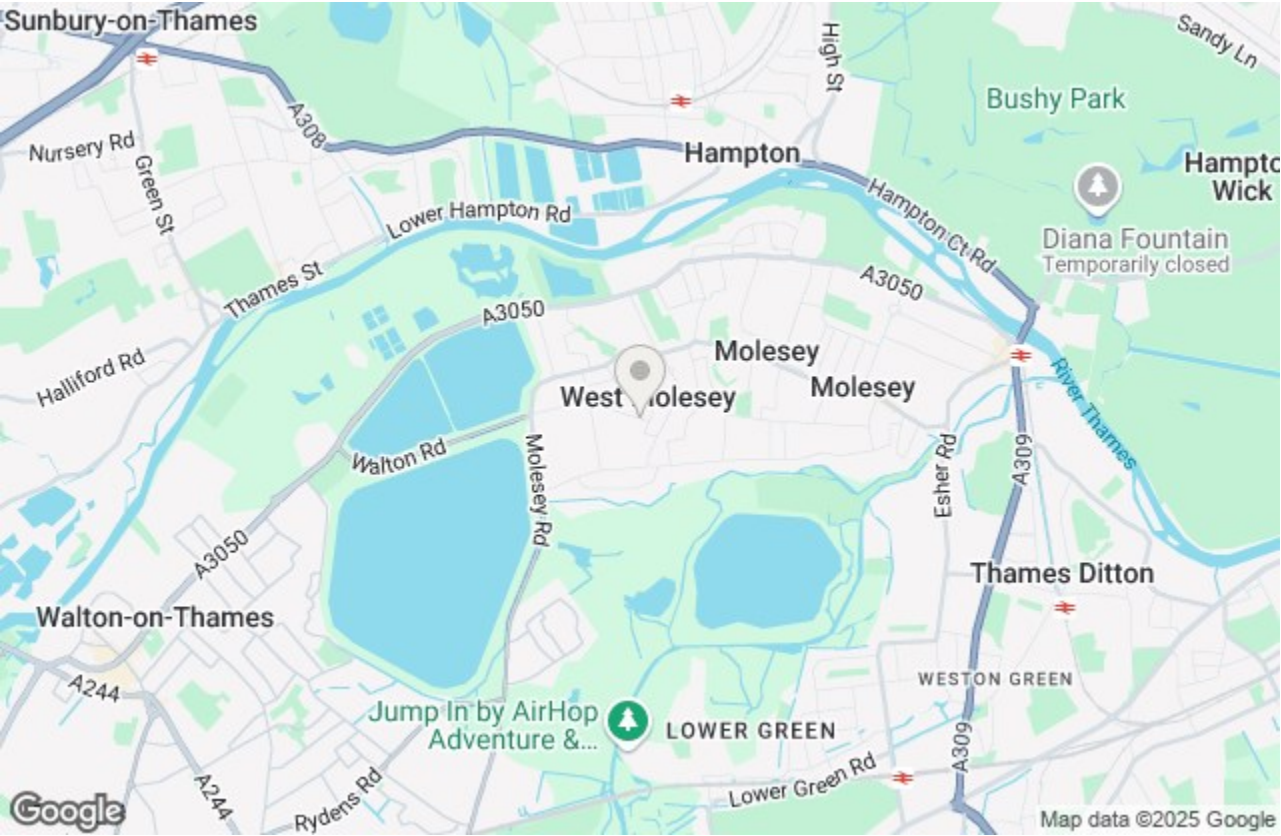


279, Eastcote Avenue, West Molesey, KT8 2EZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	90
(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 <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
		



£400,000 Freehold

An extremely well presented two bedroom end of terrace home which is situated within easy reach of local shops in Central Avenue and bus services. The accommodation briefly comprises entrance lobby, double aspect through lounge dining room, modern and a modern refitted kitchen. Off the first floor landing there is the master bedroom with built in wardrobe space and a small second bedroom which can fit a double bed also is a modern refitted bathroom with chrome furnishing. Externally is a well maintained South facing rear garden which laid to lawn with decking and patio with access to a brick built detached garage with power and light with WC, whilst to the front there is off street parking for two vehicles. Other notable features include gas central heating and double glazing. Council tax band C £2171 PA.



Eastcote Avenue, West Molesey, KT8 2EZ



- TWO BEDROOMS
  - OFF STREET PARKING
  - DETACHED GARAGE
  - LOUNGE DINING ROOM
  - GAS CENTRAL HEATING
- SOUTH FACING GARDEN
  - GOOD DECORATIVE ORDER THROUGHOUT
  - MODERN KITCHEN AND BATHROOM
  - 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

