

12, Chandlers Close, West Molesey, KT8 2PA

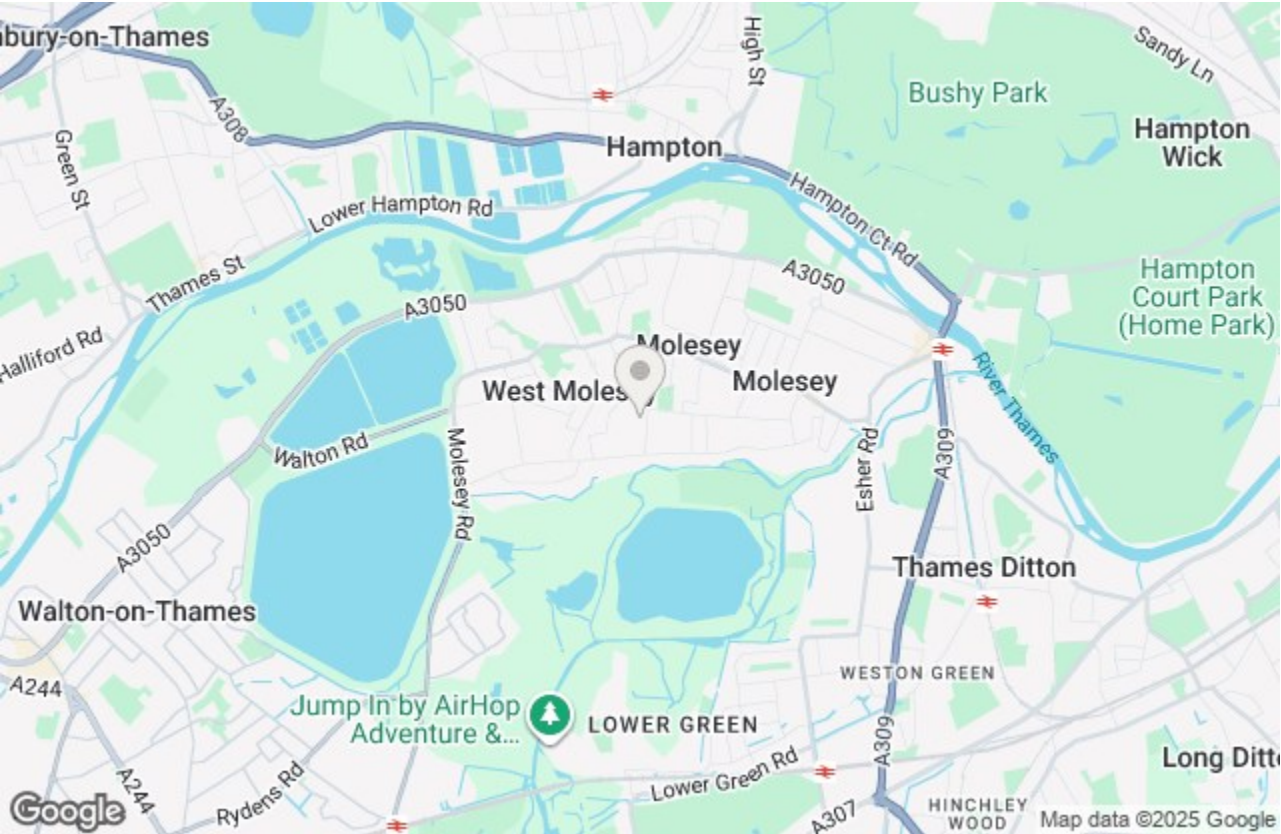
| Energy Efficiency Rating                    |         |                                                                                   |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                         |
| Very energy efficient - lower running costs |         |                                                                                   |
| (92 plus) A                                 | 79      | 88                                                                                |
| (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<br>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<br>2002/91/EC  |



£600,000 Freehold

This spacious four bedroomed property is situated in a quiet modern cul-de-sac location within a short distance of primary schools and approximately one mile from East Molesey village centre. The well planned accommodation is divided over three floors and briefly comprises:- entrance hallway, downstairs cloakroom, shaker style kitchen with a large separate living room at the rear with French doors to the rear garden. On the first floor there is a good size L shape double bedroom, two further good size bedrooms, one of which has a lovely Juliet balcony overlooking the garden, and the main bathroom. From the first floor landing there is an enclosed staircase to a very generous master bedroom with an en-suite shower room. Externally the property enjoys a West facing garden which is mainly laid to lawn approximately 45 ft in length whilst to the front there are two allocated parking spaces. Tax band E £2986 PA.



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- FOUR BEDROOMS
- GAS CENTRAL HEATING VIA RADIATORS
- TWO ALLOCATED PARKING SPACES
- CUL-DE SAC LOACTION
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- 40FT WEST FACING GARDEN

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

