

31, School Road, East Molesey, KT8 0DN

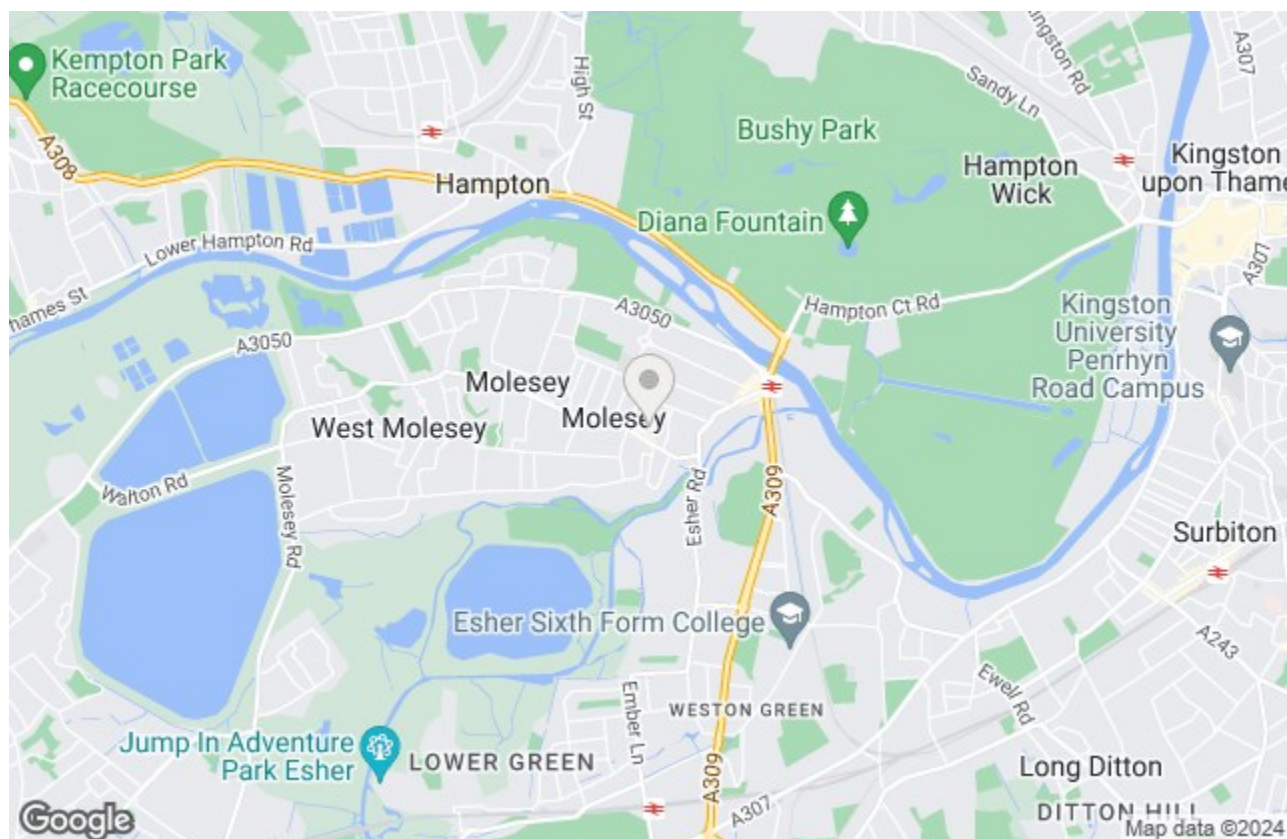
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

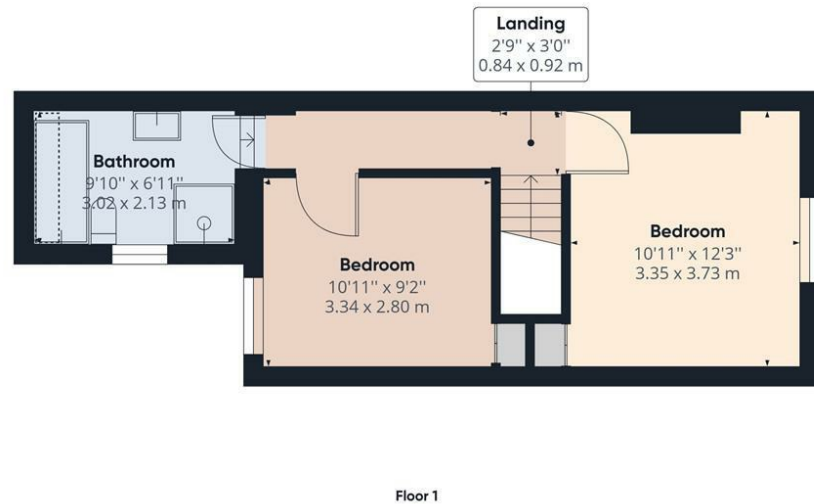
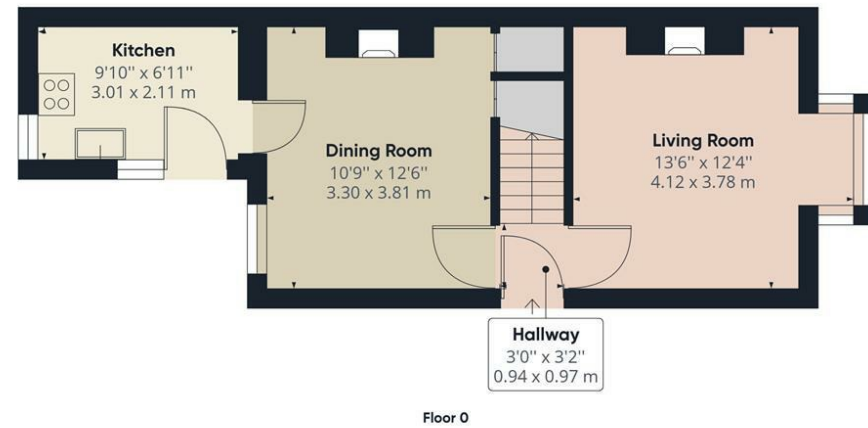


£600,000 Freehold

Harmes Turner Brown are pleased to offer this attractive semi-detached cottage which is situated in a popular road close to the village amenities off Walton Road and within a short distance of Hampton Court train station. The property is tastefully decorated throughout and briefly comprises entrance lobby, bay fronted living room with window seat and period style fireplace, separate dining room with fireplace and a shaker style kitchen. Off the first floor landing there is a good size master bedroom to the front elevation, a second double bedroom and a generous size bathroom which has a separate shower and bath tub. Externally there is a small enclosed walled garden in the front with an L shaped garden at the rear. Viewings strongly recommended. Council tax band E £2725 PA



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Approximate total area⁽¹⁾
747.88 ft²
69.48 m²

Reduced headroom
8.21 ft²
0.76 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



- DOUBLE GLAZED SASH WINDOWS
- GAS CENTRAL HEATING
- LARGE FIRST FLOOR BATHROOM
- CLOSE TO AMENITIES AND TRAIN STATION
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- MANY PERIOD FEATURES
- POPULAR ROAD

