

19, Molesey Road, West Molesey, KT8 2HF

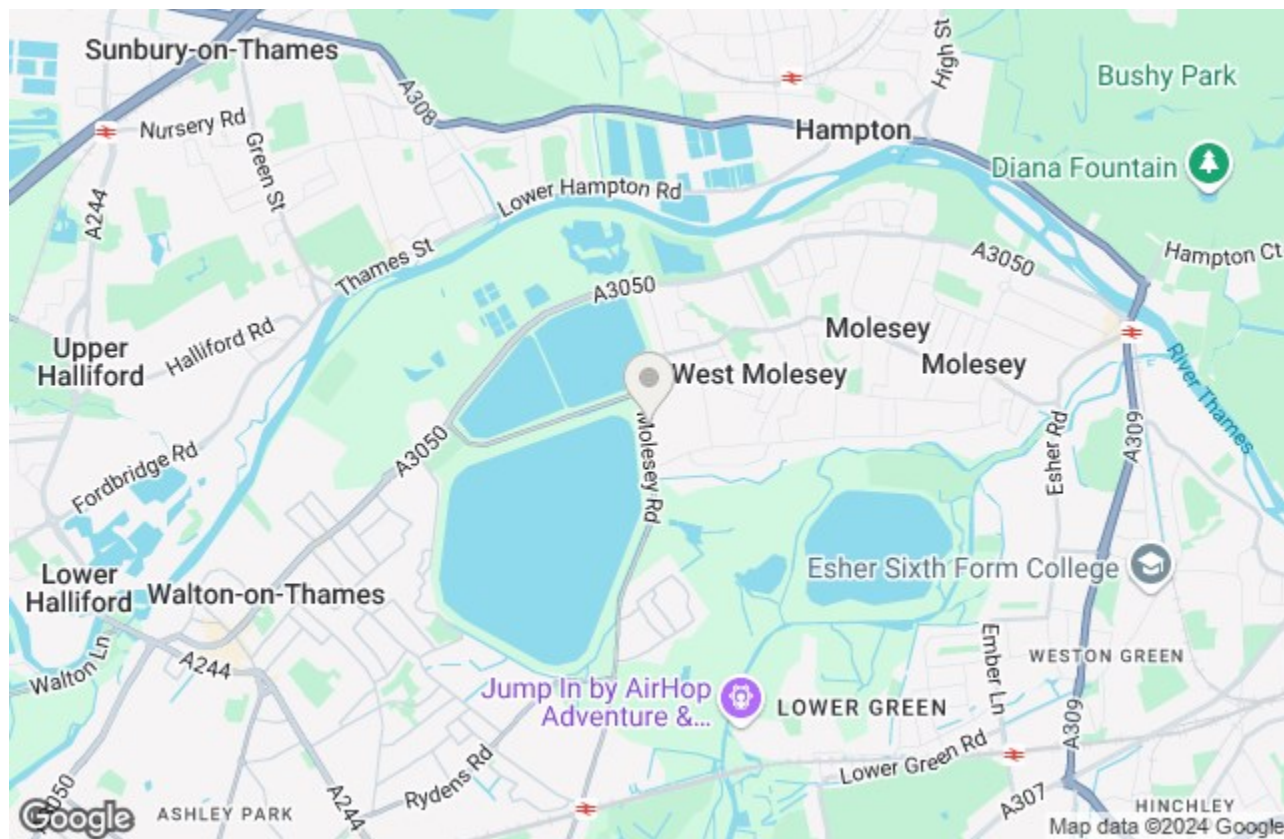
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

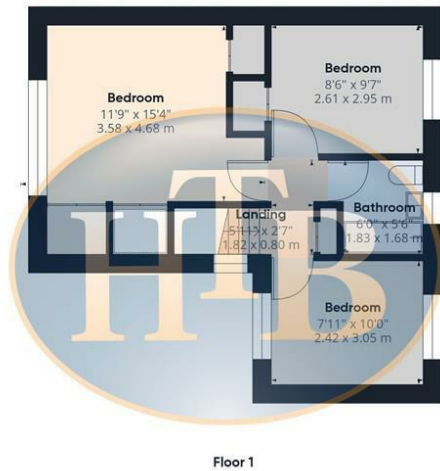
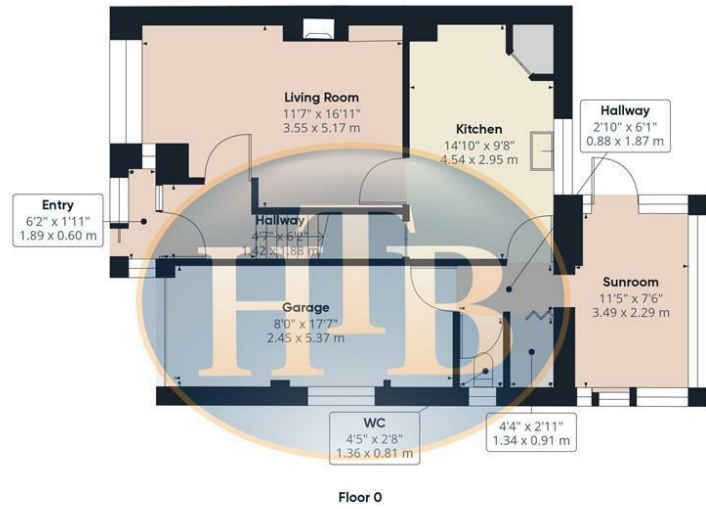


£560,000 Freehold

We are delighted to offer this three bedroom family home which is offered for sale with no onward chain. The accommodation has been recently decorated throughout creating a bright and airy feel but with potential to improve/extend further if desired. The property briefly includes an entrance porch leading to the entrance hallway, good size lounge/dining room with feature fireplace. The kitchen is fitted with a good range of eye and base level units and drawers with space for a small dining table. An inner lobby provides access to the downstairs cloakroom, utility room and archway to the sunny conservatory which overlooks the garden. The integral garage provides ample storage but could be converted to another reception room. On the first floor you will find three good size bedrooms, the master of which includes a good range of fitted wardrobes. The separate family bathroom includes a three piece white suite. One of the main advantages of this lovely home is the large private drive providing parking for several vehicles, whilst to the rear the private garden includes a paved patio, lawn and mature shrubs. In all, a good size three bedroom family home which offers great value for money. Council tax band E. Contact our Molesey office to book a viewing.



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Approximate total area[®]
1049.06 ft²
97.46 m²

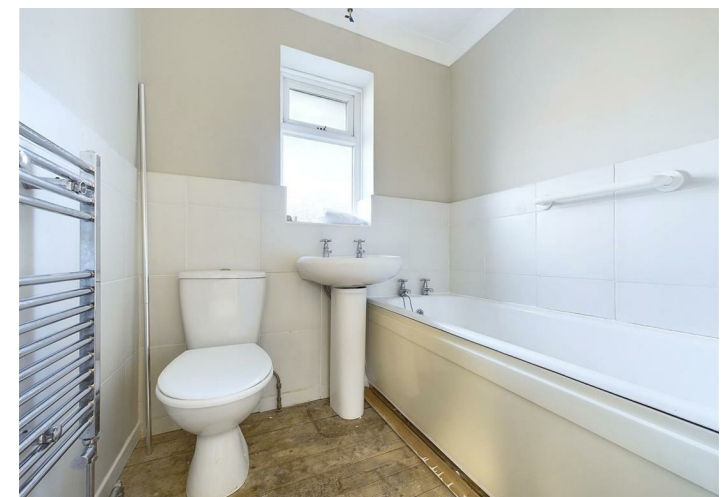
(1) Excluding balconies and terraces.

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



- THREE BEDROOMS
- NO ONWARD CHAIN
- PRIVATE DRIVE WITH AMPLE PARKING
- CONSERVATORY OVERLOOKING GARDEN
- OFFERING GOOD VALUE
- SEMI DETACHED FAMILY HOME
- DOWNSTAIRS WC
- INTEGRAL GARAGE
- MUST BE SEEN



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