



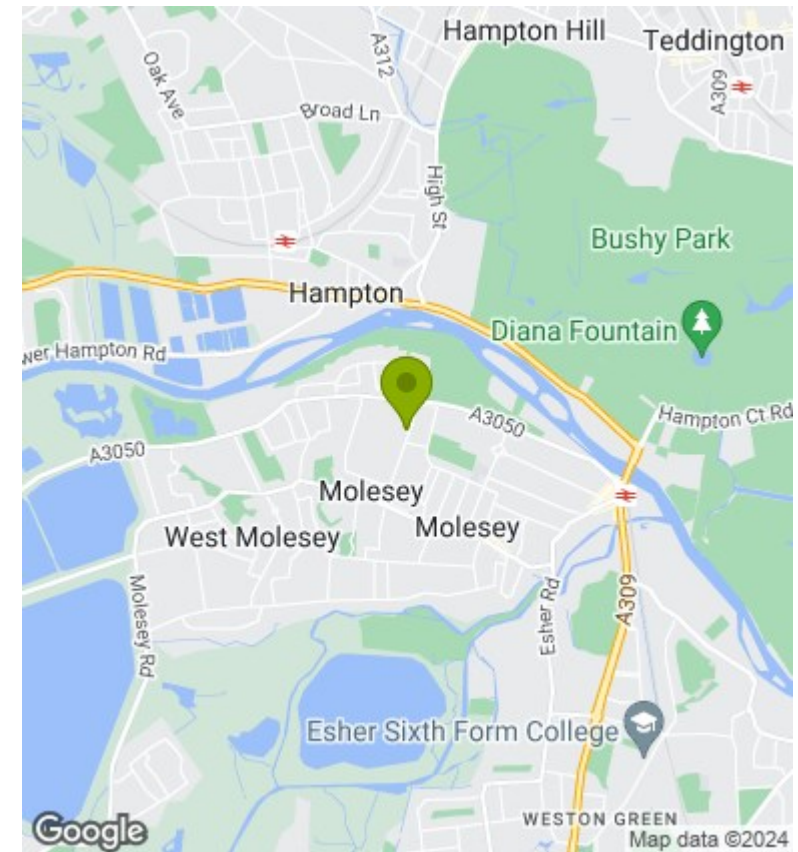
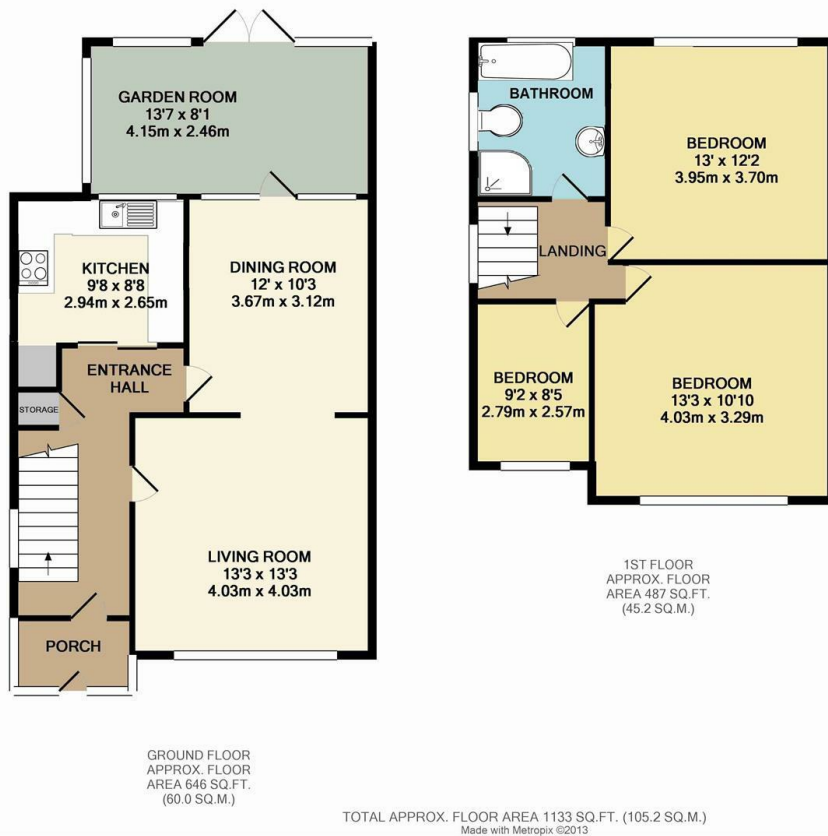
85 Merton Way, West Molesey, Surrey, KT8 1PG

Asking Price £695,000 Freehold

- SEMI-DETACHED HOUSE
- KITCHEN
- GARDEN ROOM
- WEST MOLESEY

- 3 BEDROOMS
- LOUNGE
- OFF-STREET PARKING

- PORCH/ENTRANCE HALL
- DINING ROOM
- FRONT AND REAR GARDEN



Description

RAWLINSON & WEBBER ARE PLEASE TO OFFER FOR SALE THIS 3 BEDROOM SEMI-DETACHED HOUSE which has been well maintained and benefits from OFF-STREET PARKING, a GOOD SIZE REAR GARDEN and POTENTIAL TO EXTEND (STPP). Located on the BORDERS of EAST/WEST MOLESEY this nicely presented home boasts a MODERN BATHROOM/SHOWER ROOM & KITCHEN with UNDERFLOOR HEATING, making it an ideal family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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	