



Kelvinbrook, West Molesey, Surrey KT8 1RZ

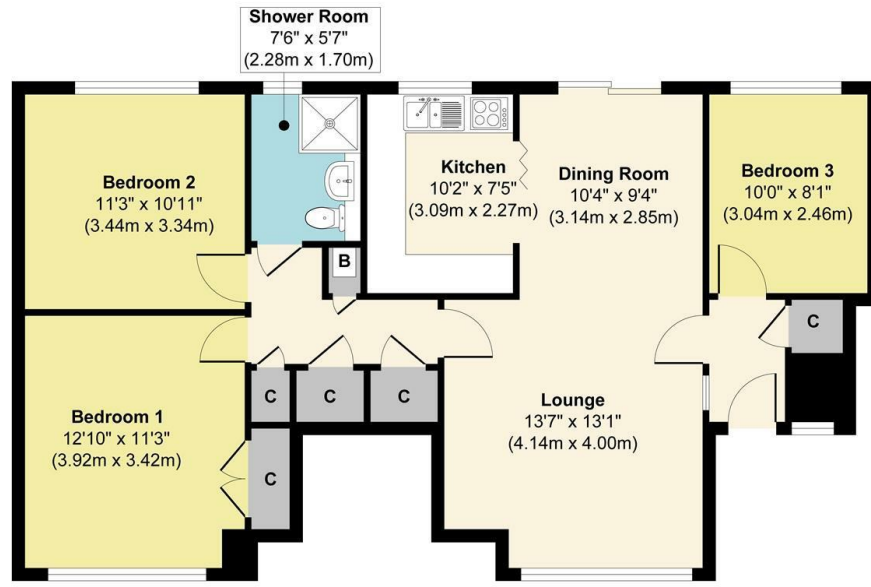
Asking Price £390,000 Leasehold

- GROUND FLOOR MAISONETTE
- KITCHEN
- WEST-FACING REAR GARDEN
- HURST PARK LOCATION

- 3 DOUBLE BEDROOMS
- SHOWER ROOM
- SIDE PEDESTRIAN ACCESS

- LOUNGE/DINING ROOM
- FRONT GARDEN
- NO ONWARD CHAIN

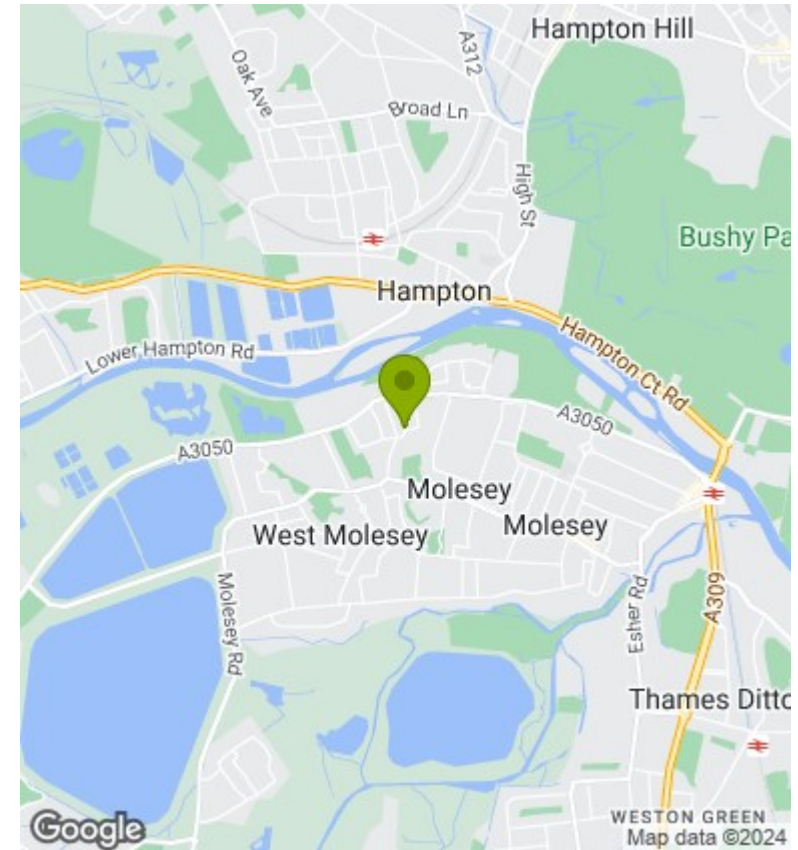
Kelvinbrook, KT8



Approximate Floor Area
897 sq. ft
(83.37 sq. m)

Approx. Gross Internal Floor Area 897 sq. ft / 83.37 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Description

Upon entering, you are greeted by a hallway with convenient cupboard space. The hallway leads to one of the 3 double bedrooms which overlooks the pretty, west facing rear garden. Moving further into the property is a spacious lounge/dining room leading to a good size kitchen. Double doors open onto the rear garden, flooding the space with natural light. An additional inner hallway with ample storage cupboards leads to the remaining two well proportioned double bedrooms (one of which benefiting from built-in cupboard) and a shower room, which completes the accommodation.

Externally, the property boasts a front garden with side pedestrian access and a large west-facing rear garden with a patio area, large area of lawn with a selection of mature shrubs and trees. A fantastic 'blank canvass' and perfect for first time buyers or a downsizer. Sold with no onward chain.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

D