



Spreighton Road, West Molesey, Surrey KT8 2JF

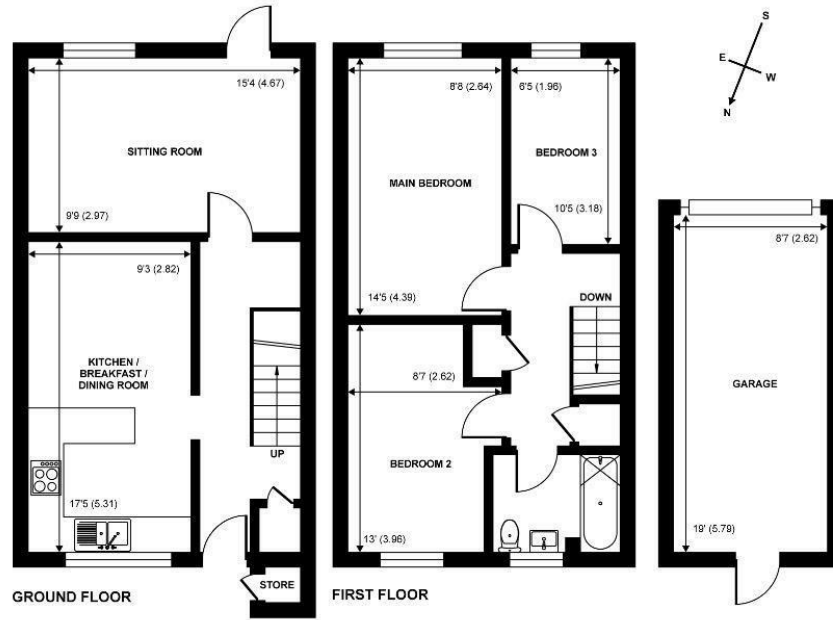
Asking Price £549,950 Freehold

- 3 Bedrooms
- Large hall
- Front garden
- Central Location

- Kitchen/dining room
- Family bathroom
- Own driveway parking

- Lounge
- Sunny rear garden
- Garage

Approximate Area = 854 sq ft / 79.3 sq m (excludes store)
 Garage = 165 sq ft / 15.3 sq m
 Total = 1019 sq ft / 94.6 sq m
 For identification only - Not to scale



Descri

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnicheom 2024. Produced for Simpsons Estate Agents ta Curchods. REF: 1111365

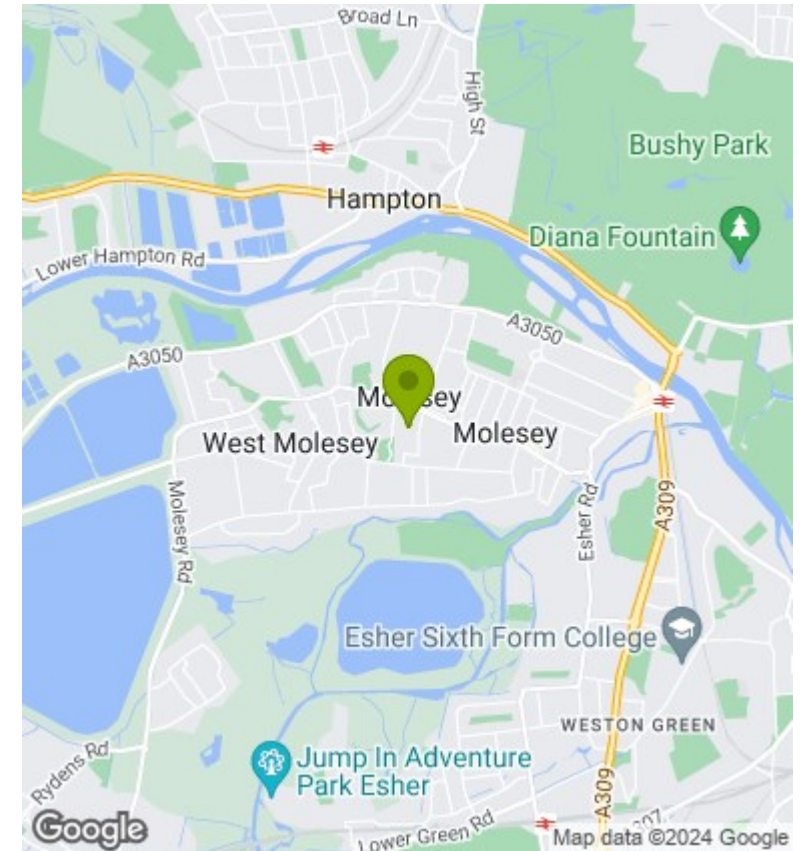
Welcome to this family house located on Spreighton Road in the heart of Molesey. This delightful property boasts three bedrooms, making it ideal for families or those in need of extra space.

One of the standout features of this apartment is the spacious kitchen diner, perfect for hosting family meals or entertaining guests.

Step outside into the sunny garden, a tranquil oasis offers the perfect setting for outdoor enjoyment.

In addition to the lovely garden, this property also comes with a garage and parking, providing convenient storage space for your vehicle and belongings.

Located in central West Molesey, this property offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band

D

EPC Rating:

D