



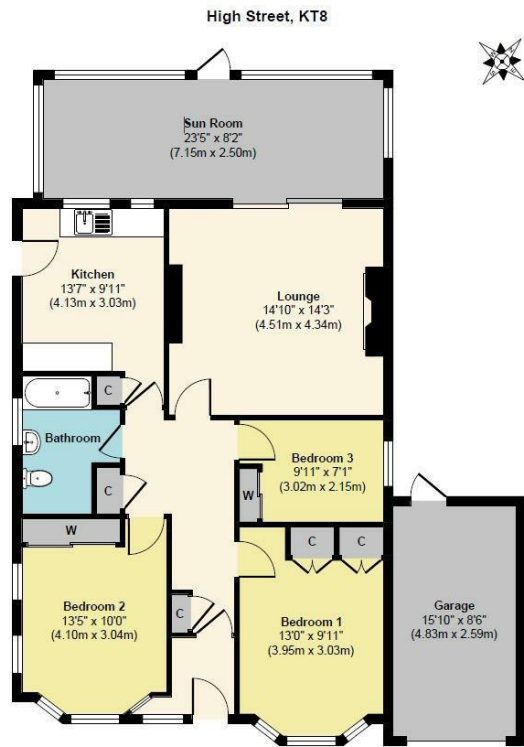
## 112 High Street, West Molesey, Surrey KT8 2LX

Asking Price £649,950 Freehold

- DETACHED BUNGALOW
- LOUNGE/DINING ROOM
- ATTACHED GARAGE
- NO ONWARD CHAIN

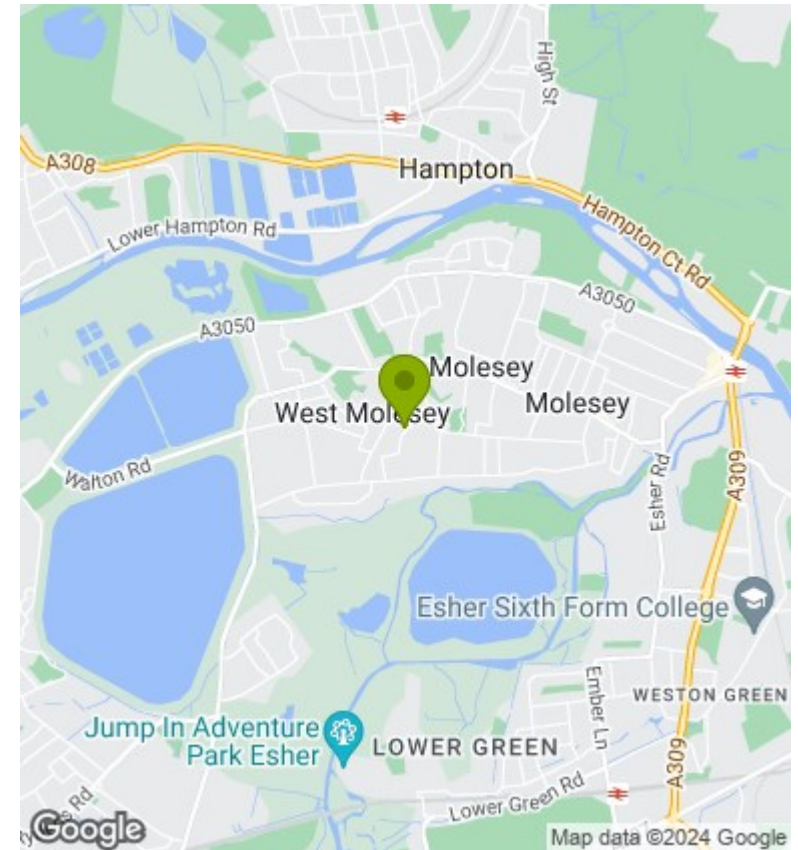
- 3 BEDROOMS
- KITCHEN
- OFF-STREET PARKING

- 1 BATHROOM
- GARDEN ROOM
- WEST-FACING REAR GARDEN



Approx. Gross Internal Floor Area 1225 sq. ft / 113.863 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

A rare opportunity has arisen to purchase a substantial 3 bedroom detached bungalow, which has been in the same family ownership we are told, since being built in the 1950's. Now offered for sale with vacant possession, this property offers a significant opportunity to improve and/or enlarge (STPP).

There is also a huge loft space with conversion potential and a large west-facing rear garden. The frontage has a good-sized driveway with ample parking for 2/3 cars and an attached garage with side pedestrian access to the rear.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

E

## EPC Rating:

F