



## Nice House First Avenue, West Molesey, Surrey, KT8 2QP

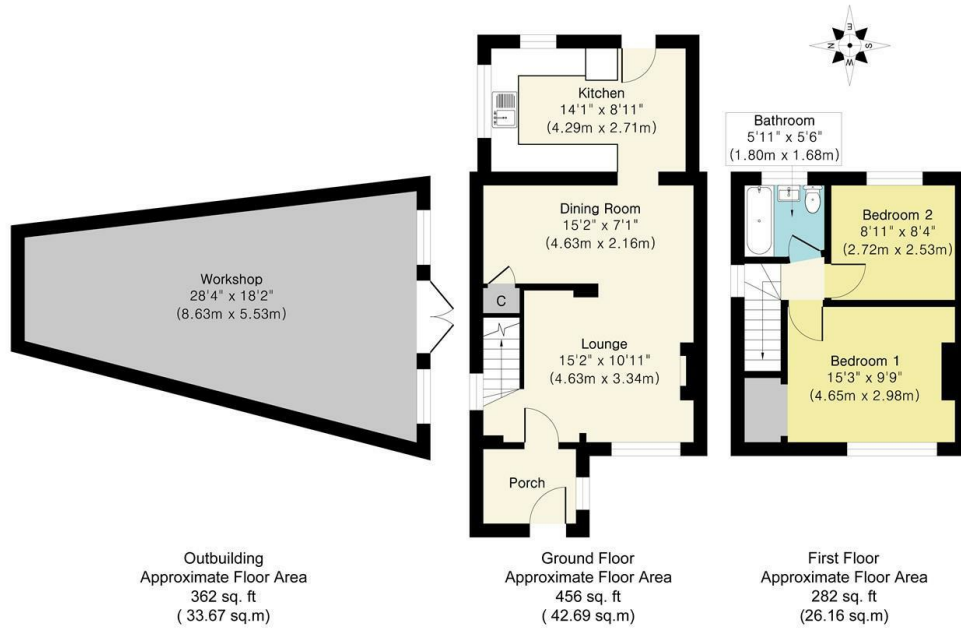
Asking Price £445,000

- SEMI-DETACHED HOUSE
- THROUGH LOUNGE/DINING ROOM
- OFF-STREET PARKING
- WORK SHOP
- 2 DOUBLE BEDROOMS
- KITCHEN
- SIDE PEDESTRIAN ACCESS
- PORCH
- FAMILY BATHROOM
- REAR GARDEN

77-79 Walton Road, East Molesey, Surrey, KT8 0DP  
020 8941 1234

enquiries@rawlinsonandwebber.co.uk  
<https://www.rawlinsonandwebber.co.uk/Contact>

### First Avenue, KT8



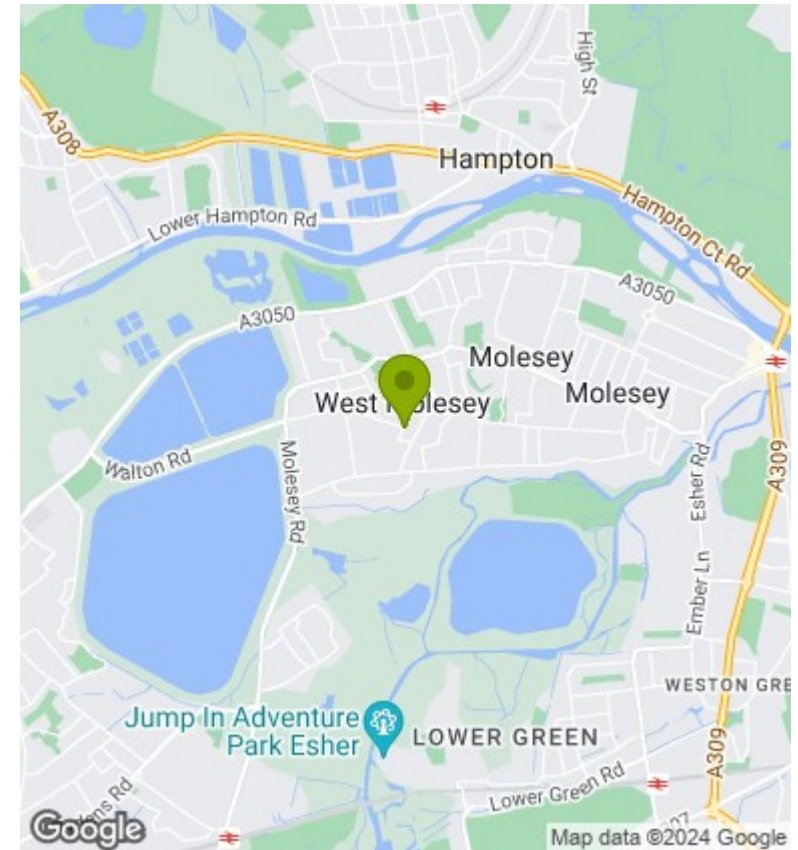
Outbuilding  
Approximate Floor Area  
362 sq. ft  
( 33.67 sq.m)

Ground Floor  
Approximate Floor Area  
456 sq. ft  
( 42.69 sq.m)

First Floor  
Approximate Floor Area  
282 sq. ft  
( 26.16 sq.m)

**Approx. Gross Internal Floor Area 738 sq. ft / 68.85 sq. m**  
**Outbuilding 362 sq. ft / 33.67 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system 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.  
Produced by [designimperial.com](http://designimperial.com)



### Directions

### Viewings

Viewings by arrangement only. Call 020 8941 1234 to make an appointment.

### Council Tax Band

D

### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	