

43, Grafton Way, West Molesey, KT8 2NW

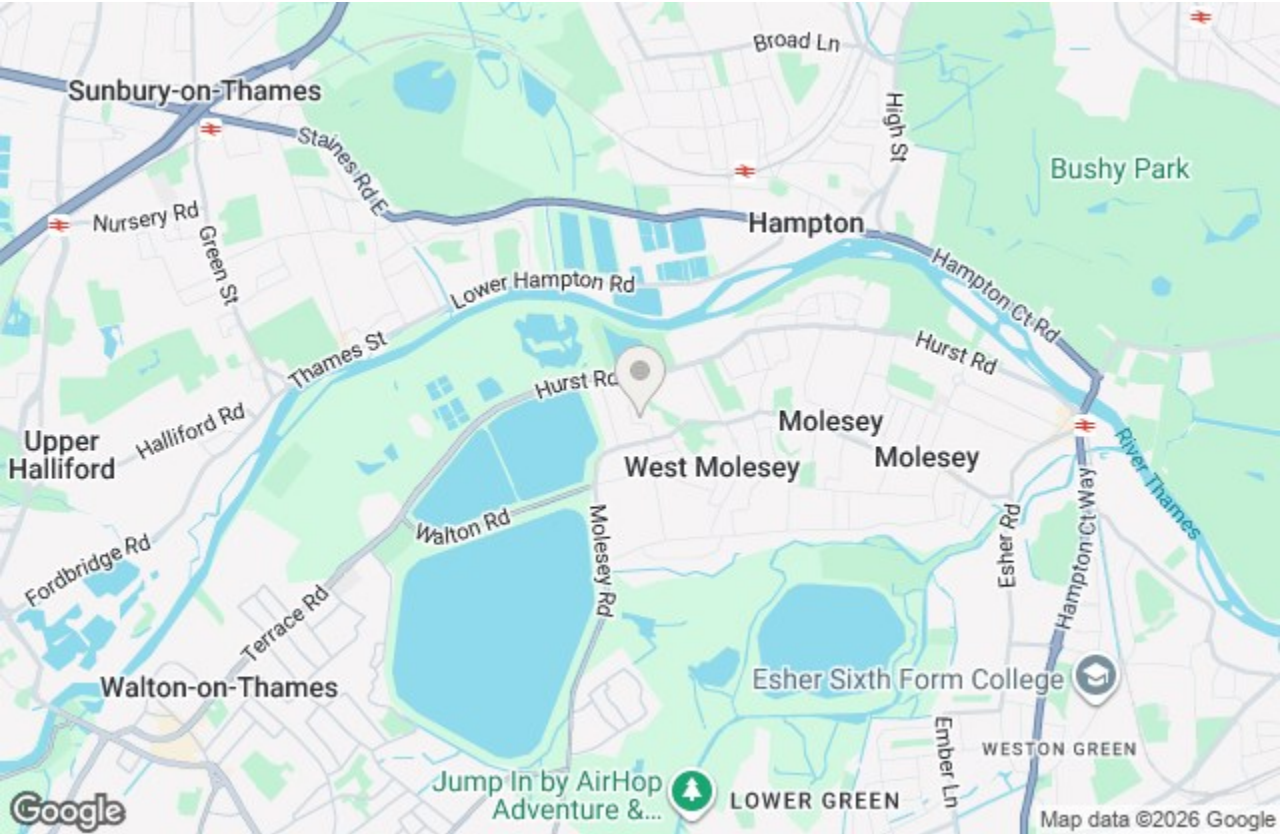
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

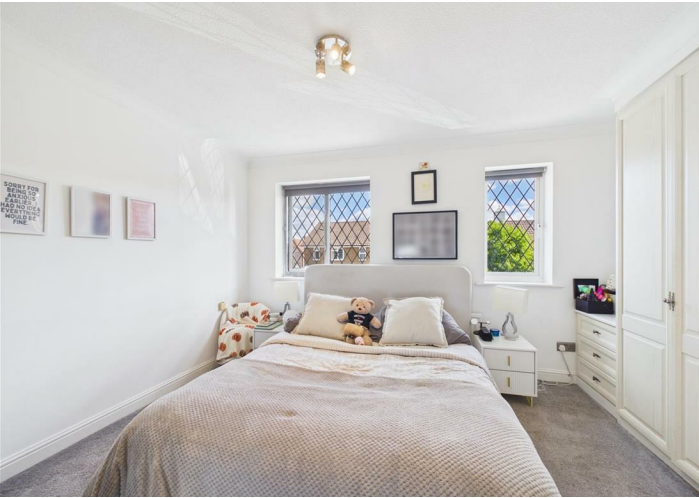
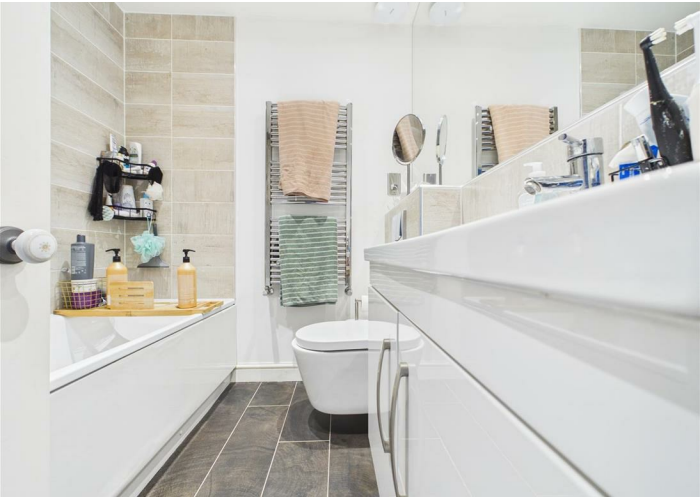


Offers In Excess Of £450,000 Freehold

Harmes Turner Brown are very pleased to offer this spacious modern two bedroom terrace home which was built in the early 1990s by Charles Church and situated in a quiet cul-de-sac location on the popular Bishop Fox development. The well presented accommodation briefly comprises enclosed entrance porch, entrance hallway, downstairs cloak room, modern refitted kitchen with fitted integrated appliances with the living room separate at the rear with direct access to the sunny West facing rear garden. Off the first floor landing is a generous master bedroom with fitted wardrobe space, a second double bedroom and a modern fitted bathroom. Externally there is a 40ft West facing rear garden, a small open plan front garden with two allocated parking space and garage in block very nearby. Other notable features include gas central heating and double glazing.



Grafton Way, West Molesey, KT8 2NW



- TWO DOUBLE BEDROOMS
- GARAGE AND ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING VIA RADIATORS
- DOWNSTAIRS CLOAKROOM
- CUL-DE-SAC LOCATION
- WEST FACING REAR GARDEN
- DOUBLE GLAZING
- MODERN KITCHEN AND BATHROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract