

1, Sandringham Gardens, West Molesey, KT8 1QG

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			
		71	77
England & Wales	EU Directive 2002/91/EC		

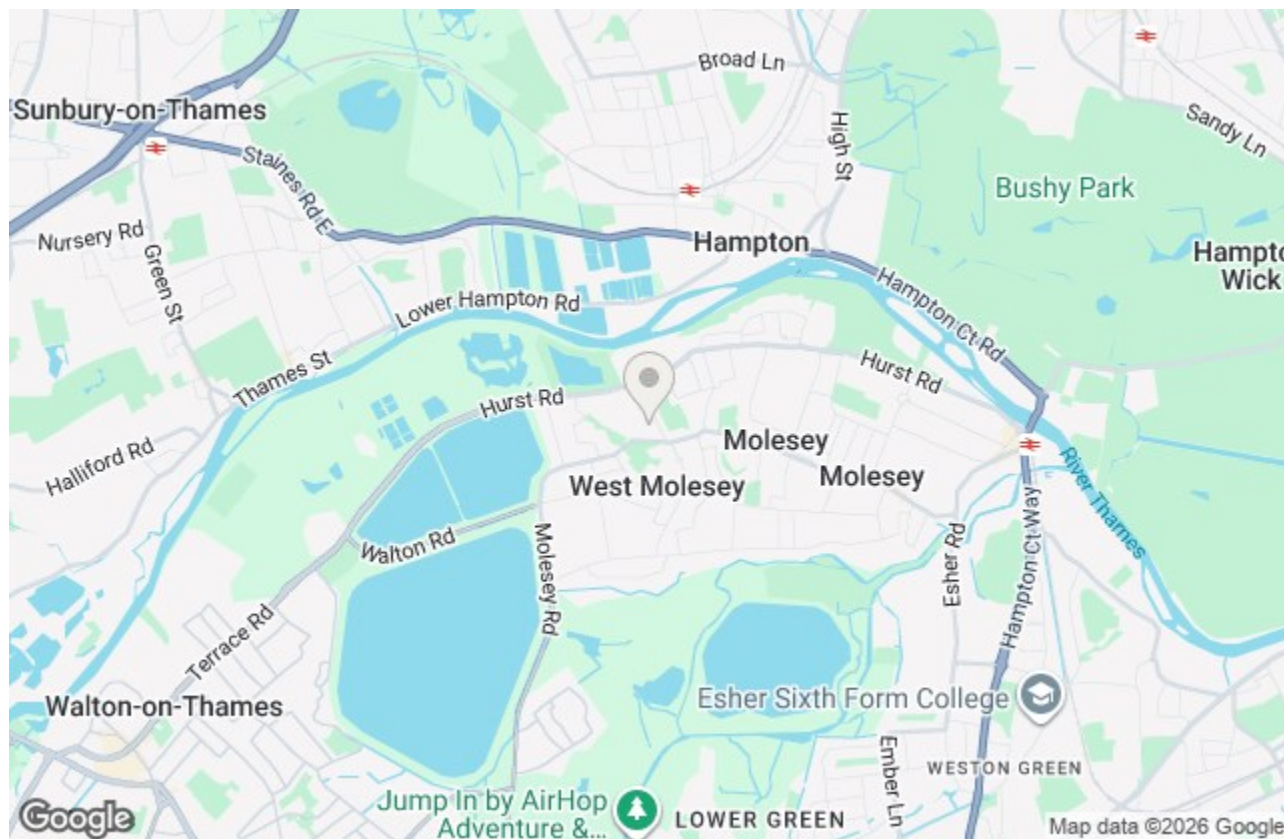
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



£695,000 Freehold

Harmes Turner Brown are pleased to offer this attractive modern three bedroom semi-detached family home situated in a small private cul de sac location off Rosemary Avenue in West Molesey, a popular residential road within a short distance of Hurst Park Primary school and the River Thames. The property is offered in good decorative order throughout and briefly comprises:- entrance hallway with downstairs cloakroom, shaker style kitchen with the main living area at the rear of the house with French doors to the secluded west facing garden, Also to the side is the study/playroom which was converted from the garage. On the first floor there are two double bedrooms, one with fitted wardrobes and the other with built-in wardrobe space, a single bedroom and the family bathroom. Externally the property enjoys a west facing rear garden which is mainly laid to lawn with a paved patio whilst to the front there is an open plan front garden and private drive providing ample off street parking for at least two vehicles.

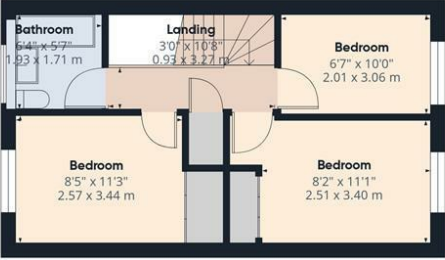
Planning permission has already been granted for a loft extension to accommodate a further bedroom with wardrobes and en-suite. Internal viewings are strongly recommended by contacting our East Molesey office on 0208 001 8385. Council tax band E.



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Floor 0



Floor 1

Approximate total area¹⁾
907 ft²
84.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- PRIVATE ROAD
- DOWNSTAIRS CLOAKROOM
- PLANNING PERMISSION ALREADY GRANTED FOR LOFT EXTENSION
- PRIVATE DRIVEWAY
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- CUL DE SAC LOCATION

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