

Beauchamp House, 4 Beauchamp Road, East Molesey, Surrey, KT8 0PA

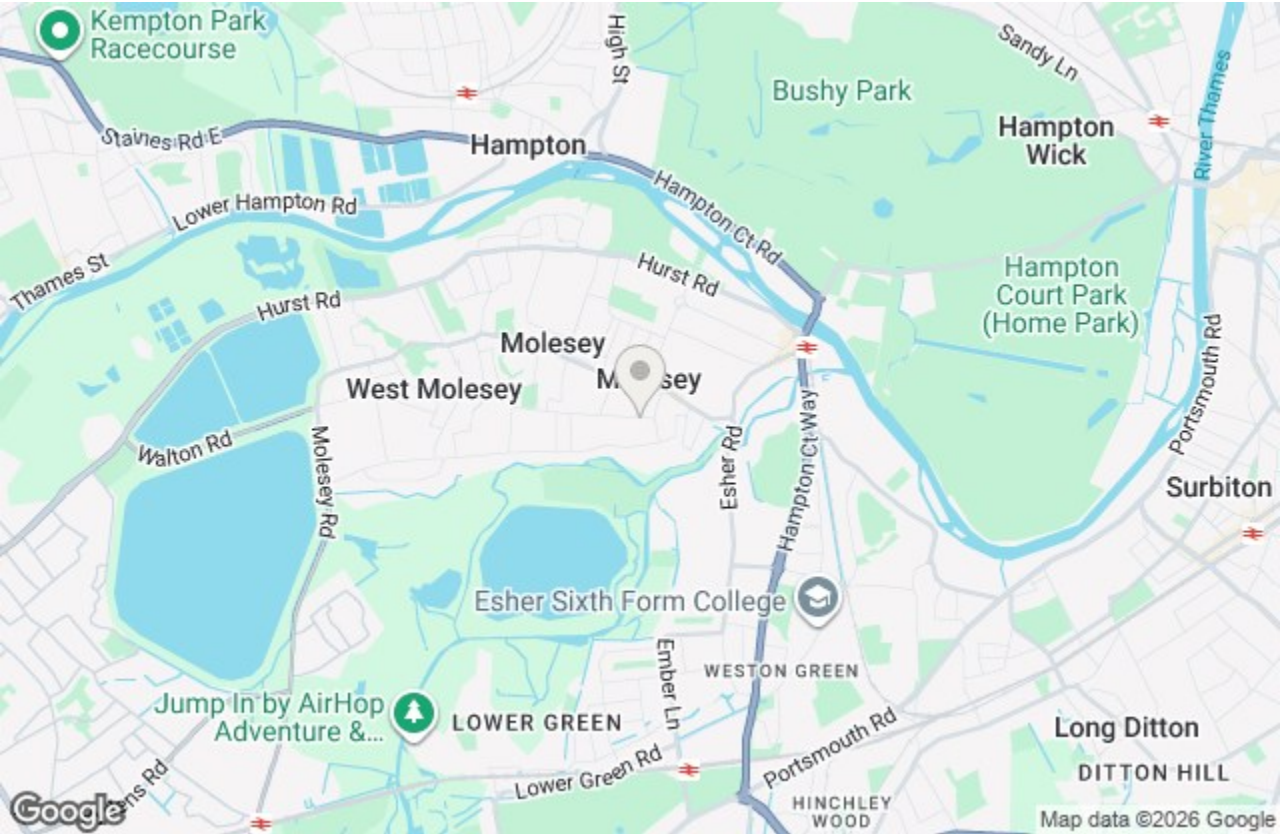
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£625,000 Leasehold - Share of Freehold

We are pleased to offer this spacious two bedroom ground floor garden flat forming part of this attractive period house, conveniently situated in a highly desirable tree lined road within a short distance of East Molesey village centre. The property boasts many attractive features most notably the high cornice ceilings and briefly comprises:- entrance hallway with panel doors, large lounge/dining room with period feature fireplace, modern kitchen/breakfast room at the rear with access to the patio, two double bedrooms and a bathroom which is fitted with a white suite. Externally, the property enjoys a wide private patio area with steps leading down to a well tendered communal lawn garden whilst to the front is an enclosed residence parking area. Viewings are strongly recommended at your earliest convenience. Council Tax band D



4 Beauchamp Road, East Molesey, Surrey, KT8 0PA



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