

## 14, Molesey Road, West Molesey, KT8 2HF

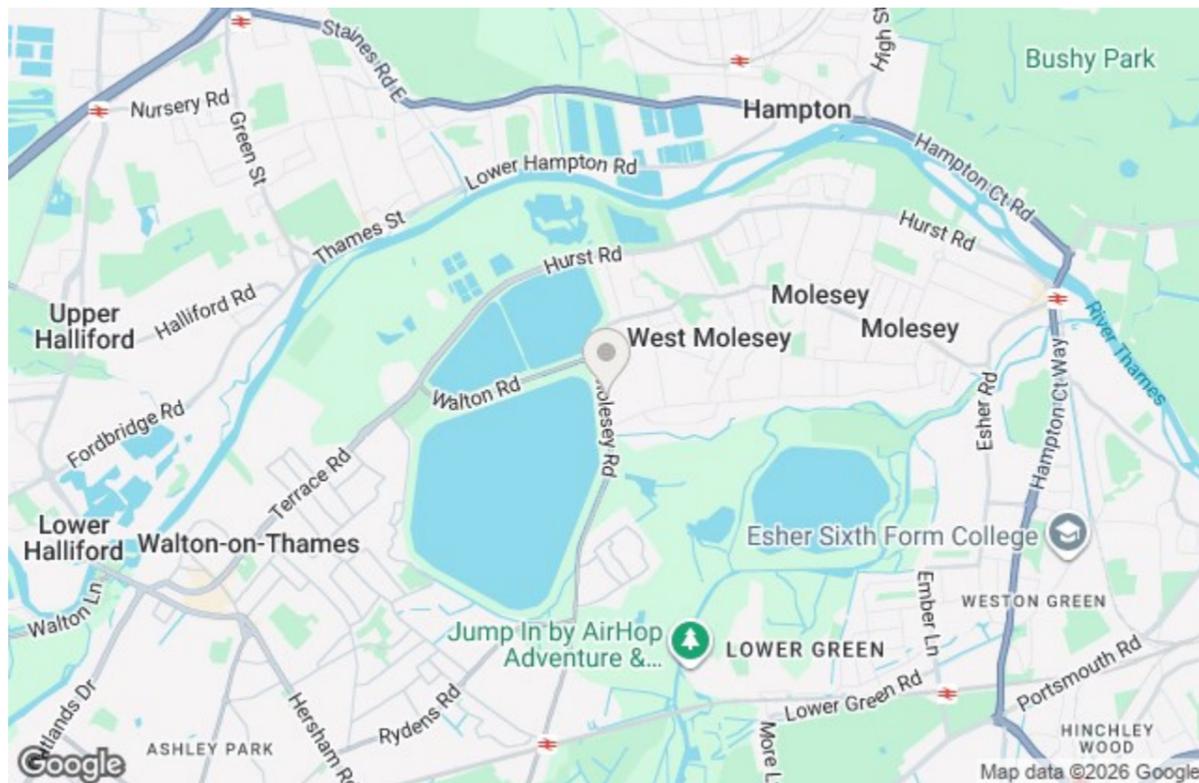
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>55</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



**£700,000 Freehold**

Harmes Turner brown are pleased to offer this spacious three bedroom detached family home which is situated on the borders of West Molesey with the closest train station being Hershams which approximately 1.4 miles away. The accommodation briefly comprises enclosed entrance porch, long entrance hallway with tiled flooring, bayfront lounge with gas fireplace, separate dining room, large kitchen dining room with patio door to the rear garden, separate utility room and a downstairs shower room. Off the first floor landing there two double bedrooms, a generous single bedroom and a good family bathroom. Externally the property enjoys a wide 40ft rear garden with rear vehicle access to an addition detached garage whilst there is a garage at the side of the house with power and light gained via an enclosed off drive, providing off street parking for at least three vehicles. Other notable features include gas central heating and double glazing. Viewing strongly recommended. NO onward chain Tax Band E.



# Molesey Road, West Molesey, KT8 2HF



- THREE GOOD SIZE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- OFF STREET PARKING FOR THREE VEHICLES
- GAS CENTRAL HEATING

- TWO LARGE GARAGES
- LARGE KITCHEN DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- NO ONWARD CHAIN
- DOUBLE GLAZING

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