

# 18, New Road, West Molesey, KT8 1QB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>82</b>
<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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£825,000 Freehold**

Harmes Turner Brown are pleased to offer this very well presented bay fronted 4 bed semi-detached family home which was built in the 1930's. The property is located close to Molesey's facilities, bus routes, a number of impressive local schools and is also just under a mile from Hampton Court with its Palace, pretty shops, restaurants and mainline station to London Waterloo.

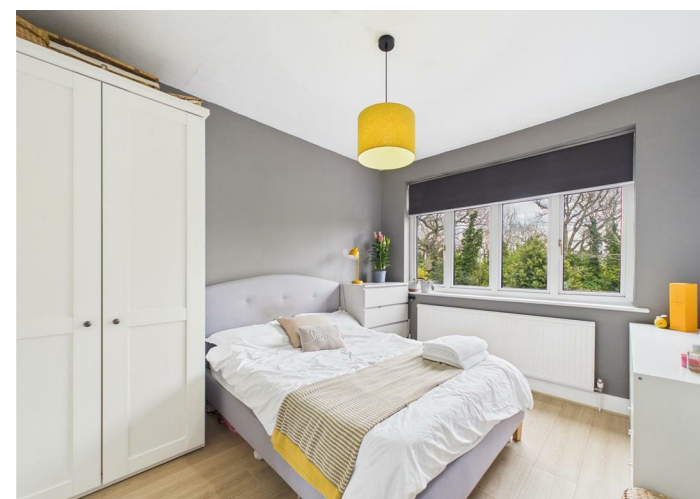
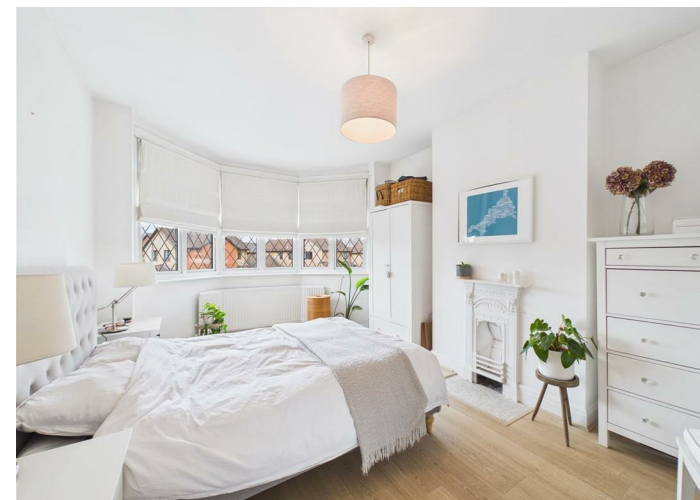
The accommodation is tastefully decorated throughout and provides many appealing features such as attractive wooden flooring that flows seamlessly throughout the property, creating a warm and inviting atmosphere. On entering there is a large entrance hallway, with downstairs WC, leading to an open plan lounge/dining room featuring a lovely fireplace that serves as a focal point for family gatherings and entertaining guests. This space connects to a fully fitted modern kitchen/breakfast room and a utility room adding practicality for busy family life. From the hallway are stairs leading to the first floor which comprises three well-proportioned bedrooms, two doubles and a single, and a modern family bathroom. Ascending to the second floor, you will find a spacious double bedroom with range of floor to ceiling wardrobes and an en-suite bathroom.

One of the standout features of this home is the impressive 90 ft east-facing lawned garden, with a wooden decked patio and shrub borders. This outdoor space includes a fully insulated and heated office/summer room, offering a versatile area for work or relaxation. To the front there is an enclosed wall driveway with block paving providing off street parking for three vehicles.

This property is not only a wonderful family home but also a fantastic opportunity for those seeking a blend of comfort and style in a sought-after location. With its generous living spaces and charming features, this semi-detached house is sure to appeal to families and professionals alike. Viewing is strongly recommended at your earliest convenience. Council tax band F.



# New Road, West Molesey, KT8 1QB



- FOUR BEDROOMS (THREE DOUBLES AND ONE SINGLE)
- DOWNSTAIRS CLOAKROOM
- 90FT GARDEN
- UTILITY ROOM
- GAS CENTRAL HEATING
- EN-SUITE TO MASTER BEDROOM
- LARGE OFFICE/SUMMER HOUSE AT REAR OF GARDEN
- MODERN STYLE KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING
- OFF STREET PARKING FOR THREE VEHICLES

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