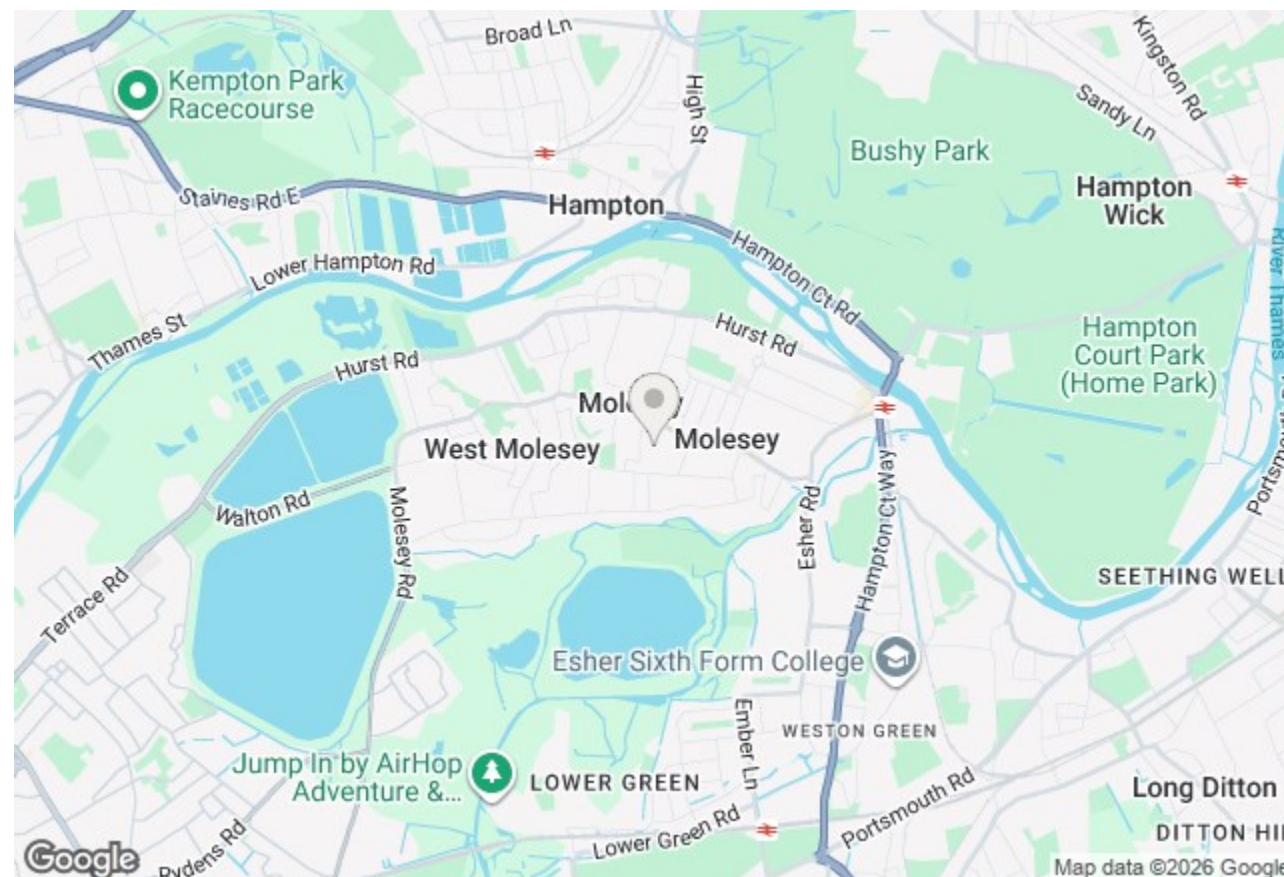


## 16, Spring Gardens, West Molesey, KT8 2JA

| 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>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 |  |

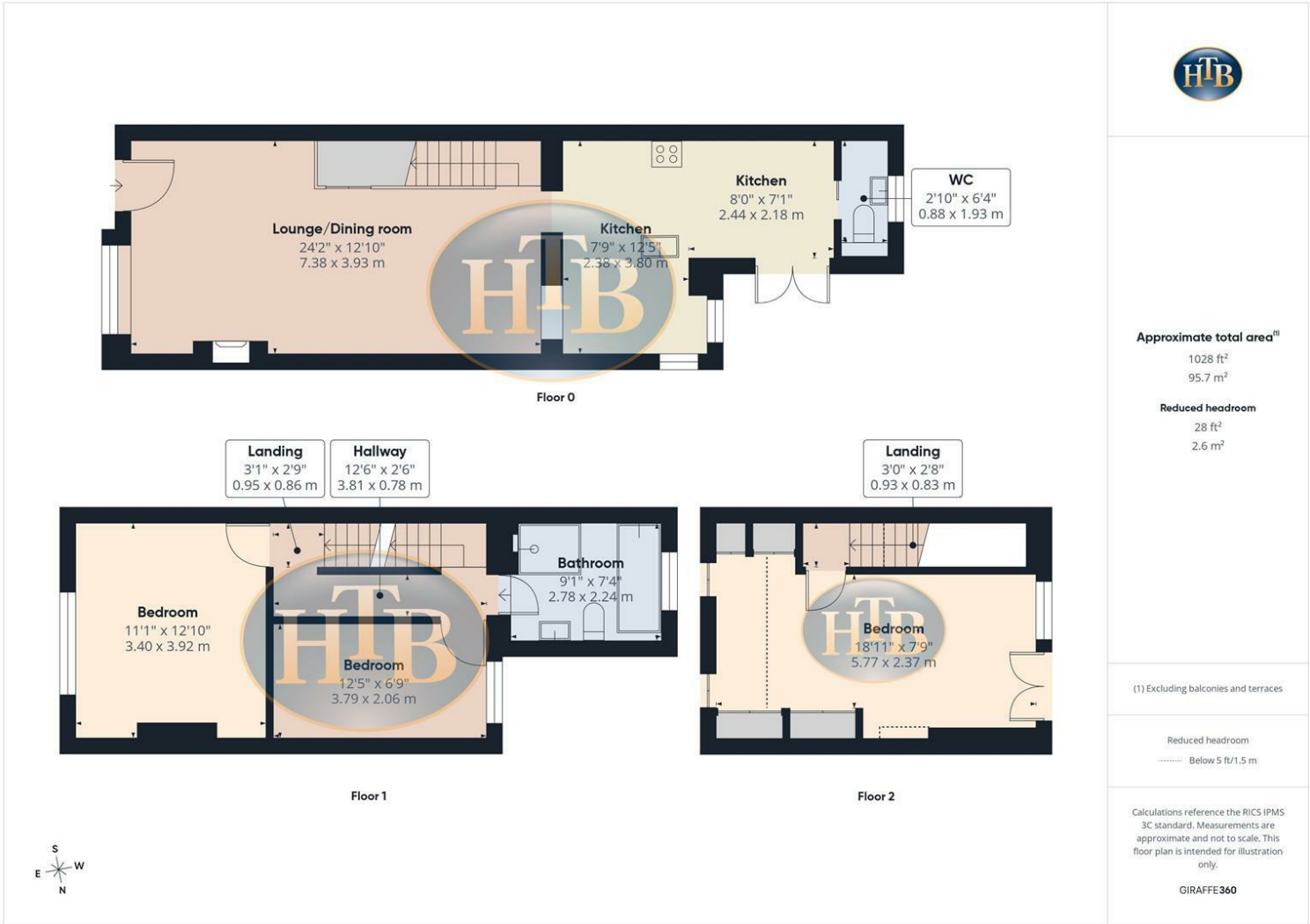


**£725,000 Freehold**

Harmes Turner Brown are pleased to offer to the market this immaculate presented three bedroom end-of-terrace Victorian cottage in a quiet cul-de-sac location on the East/West Molesey borders. This charming property offers an abundance of character throughout and is conveniently located close to the village shops, schools and bus routes into Hampton Court with its Palace, restaurants, boutiques & mainline station, Bushy Park and Kingston-on-Thames (with comprehensive shopping). On entering the property, you are greeted by a warm and spacious living/dining room offering stylish design and high-quality finishes with wooden flooring and an open brick fireplace with log burner. To the rear is a bright and airy contemporary fitted kitchen/breakfast room with central breakfast bar offering a practical layout and modern conveniences with direct views onto the rear garden which is west facing. A separate cloakroom is accessible through the kitchen. On the first floor there are two double bedrooms and a newly fitted spacious family bathroom incorporating a separate bath and shower. On the second floor, there is a larger than average double bedroom with Juliet balcony overlooking the rear garden.

Externally, the property benefits from a small front garden with off-street parking to the side and a sunny rear garden with a patio area ideal for outdoor gatherings, mature lawn and shrubs together with a shed at the rear. In summary, this immaculate Victorian cottage presents a rare opportunity to acquire a characterful home in a sought-after area. With its charming features, spacious layout, and convenient location, it is sure to appeal to a wide range of buyers. Council tax band E. Early viewings are strongly recommended by contacting our East Molesey office on 0208 001 8385 to arrange a viewing.

Spring Gardens, West Molesey, KT8 2JA



- QUIET CUL-DE-SAC LOCATION
  - CONTEMPORARY FITTING KITCHEN/BREAKFAST ROOM
  - WEST FACING GARDEN
  - VICTORIAN END OF TERRACE COTTAGE
- SPACIOUS LIVING/DINING ROOM WITH BRICK FIREPLACE AND LOG BURNER
  - THREE DOUBLE BEDROOMS
  - OFF STREET PARKING