

# 10, Mole Abbey Gardens, West Molesey, Surrey, KT8 1QD

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>		75	81
(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		



## Offers In Excess Of £850,000 Freehold

Harmes Turner Brown are pleased to offer this generously extended four bedroom semi-detached family home which is situated in a quiet cul de sac location in a popular part of West Molesey. The well presented accommodation briefly comprises a spacious entrance hallway, downstairs cloakroom, lounge with fireplace and log burner, another separate reception with direct access to the rear garden and there is a fantastic sized modern open plan L-shape kitchen/living area with bi-folding doors, truly the hub of the house with a separate utility room. Off the first floor split level landing with panel doors the master bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further double bedrooms also with quality fitted wardrobes and there is a good size fourth bedroom which has enough space for a double bed and the family bathroom is fitted with a modern white four piece suite. Externally, the property enjoys a wide enclosed rear garden that is mainly laid with a quality artificial lawn with a herringbone pattern stone patio with timber shed whilst to the front there is off street parking for two cars. Viewings are strongly recommended at your earliest convenience. Council tax band E.



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Floor 0



Floor 1



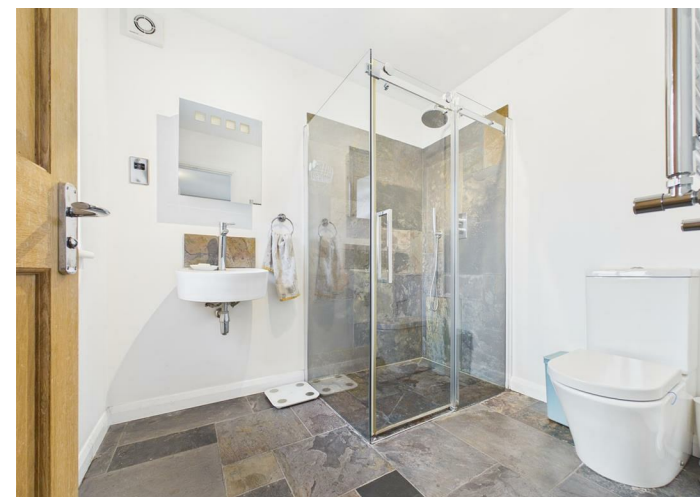
Approximate total area<sup>(1)</sup>  
1766 ft<sup>2</sup>  
164.1 m<sup>2</sup>

(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

- LARGE OPEN PLAN KITCHEN LIVING AREA WITH BI-FOLDING DOORS
- UTILITY ROOM
- DOUBLE GLAZING
- CUL-DE-SAC LOCATION
- TASTEFULLY DECORATED THROUGHOUT
- TWO FURTHER RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- EN-SUIT TO MASTER BEDROOM
- OFF STREET PARKING FOR TWO CARS



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