


## 6, School Road, East Molesey, Surrey, KT8 0DN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



**£535,000 Freehold**

Harmes Turner Brown are pleased to offer this well presented two bedroom end of terrace Victorian home which is conveniently located in a popular village road. Moments from shops, restaurants, and approximately 1/2 mile of Hampton Court Station.

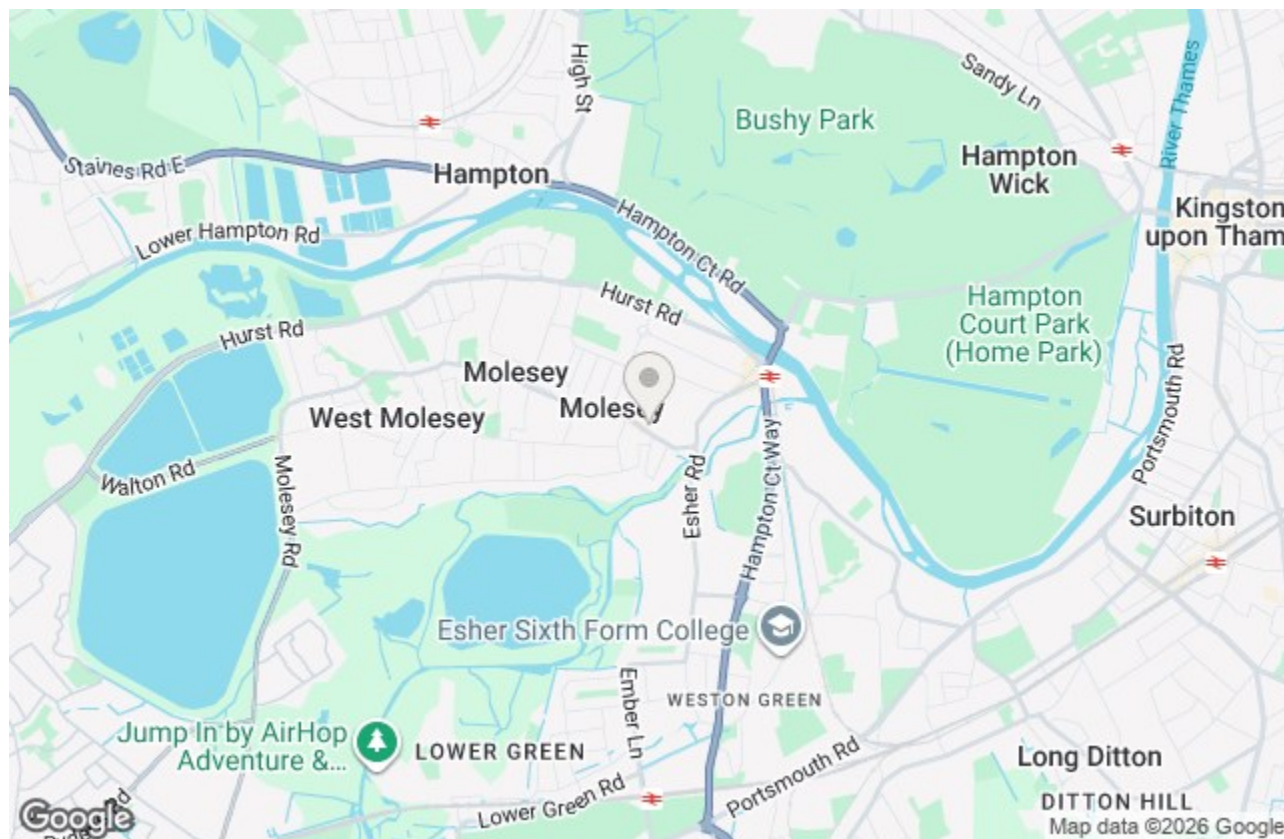
The accommodation briefly comprises a separate living room to the front leading to an open plan bespoke kitchen/dining room with underfloor heating, stainless steel work surfaces and fitted Smeg oven, gas hob and extractor and a separate modern bathroom.

On the first floor there are two double bedrooms, both with built-in wardrobe space and fitted shelving.

Externally there is a pretty west facing courtyard garden with split level paving, a good size storage shed and sole use of pedestrian side access leading to an enclosed front garden with brick retaining wall.

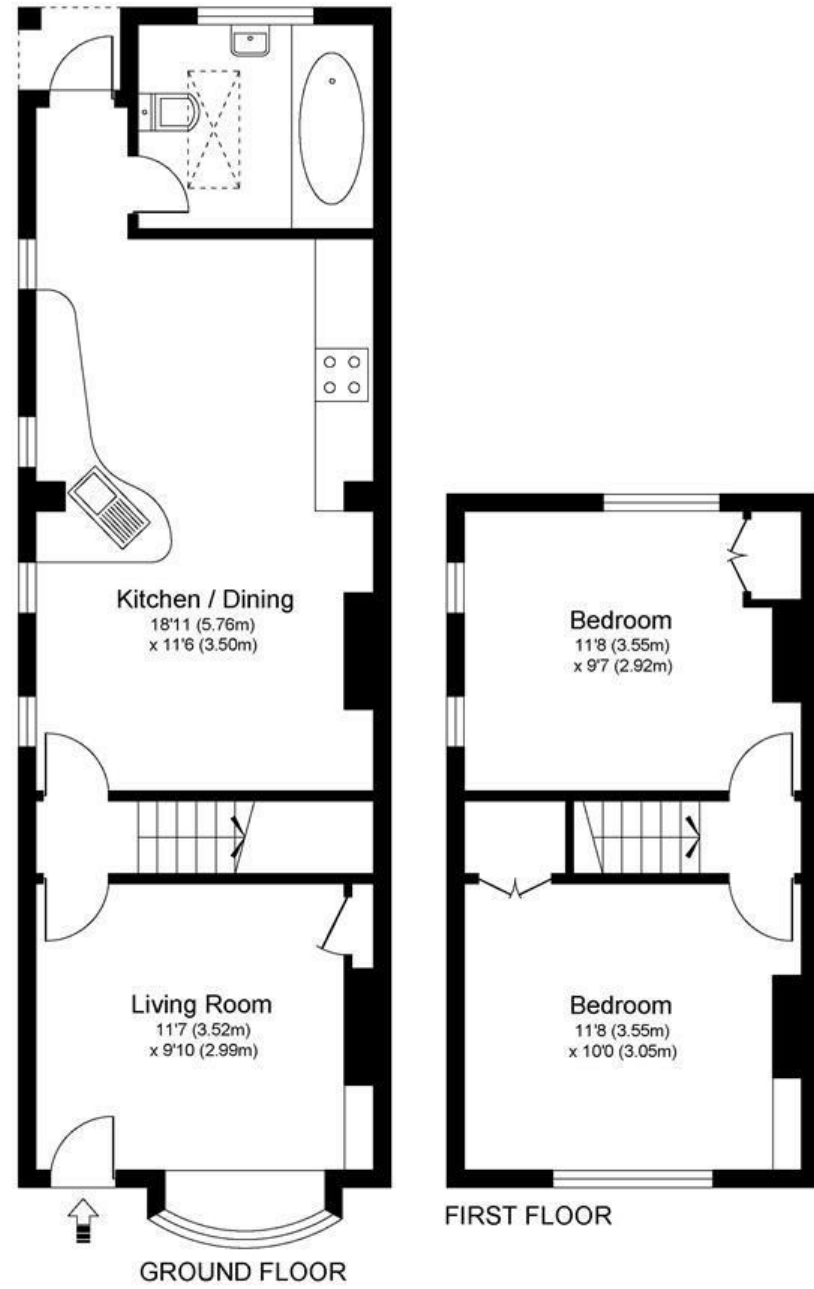
The property is well presented throughout and has been improved by the current owners in the last five years most notably with the expense of a new roof and some replacement windows.

Council tax band E. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing at your earliest convenience.



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SCHOOL ROAD KT8



Approximate Gross Internal Floor Area: 63 m sq / 676 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- CLOSE TO VILLAGE AMENITIES
- WELL PRESENTED THROUGHOUT
- BESPOKE OPEN PLAN KITCHEN/DINING ROOM
- GAS CENTRAL HEATING VIA RADIATORS
- APPROXIMATELY HALF A MILE TO TRAIN STATION
- 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

