

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   |                         |                                                                                   |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| Not energy efficient - higher running costs |                         |                                                                                   |
|                                             | 65                      | 75                                                                                |
| England & Wales                             | 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) A                                                     |                         |                                                                                     |
| (81-91) B                                                       |                         |                                                                                     |
| (69-80) C                                                       |                         |                                                                                     |
| (55-68) D                                                       |                         |                                                                                     |
| (39-54) E                                                       |                         |                                                                                     |
| (21-38) F                                                       |                         |                                                                                     |
| (1-20) G                                                        |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
|                                                                 |                         |                                                                                     |
| England & Wales                                                 | EU Directive 2002/91/EC |  |

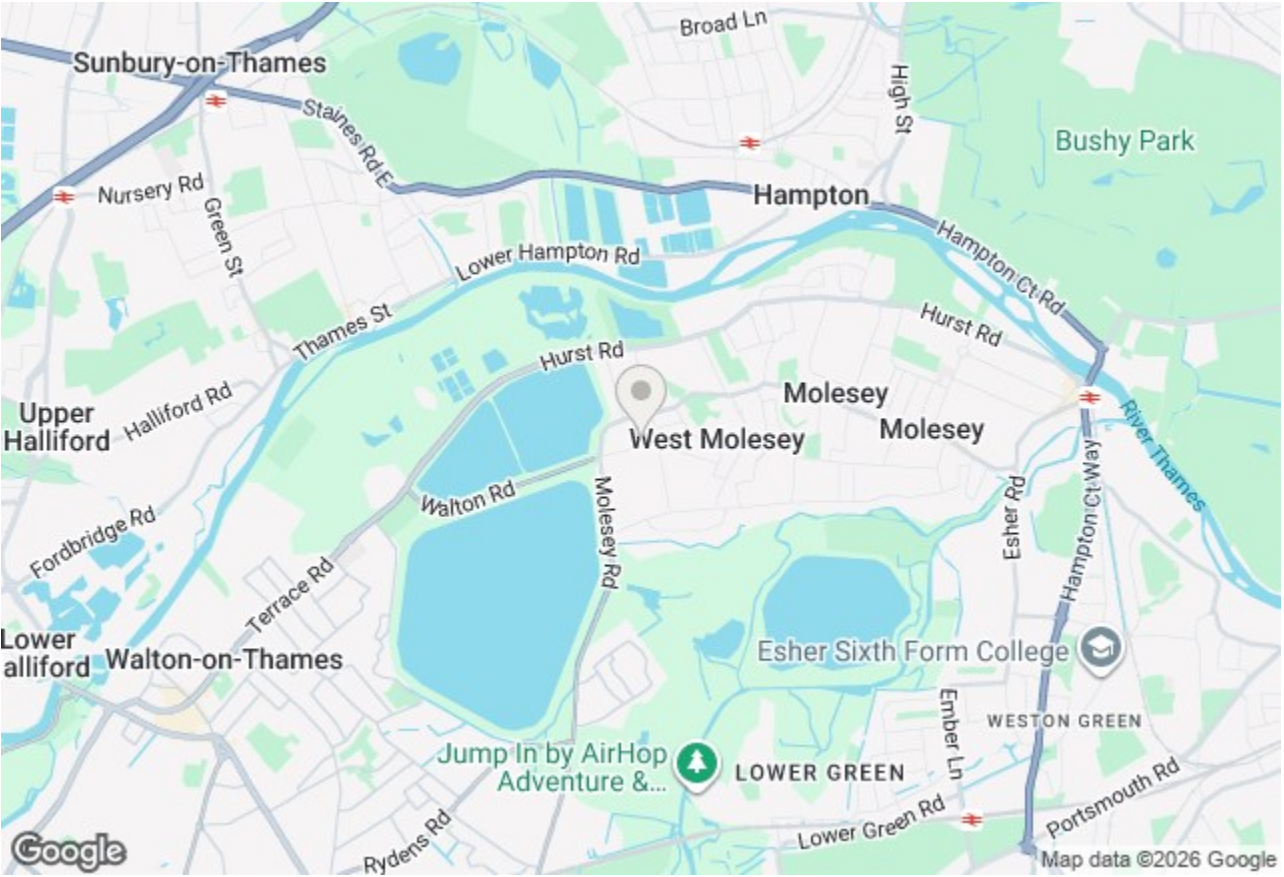
## 8, Redland Gardens, West Molesey, KT8 2EP



**£2,750 Per Calendar Month**

Nestled in the charming area of Redland Gardens, West Molesey, this splendid house offers a perfect blend of space and modern elegance. The ground floor comprises of a kitchen diner, perfect for entertaining with a breakfast bar, as well as a very good size utility room with additional basin and appliances. To the rear of the house is a large reception room, all benefitting from original Parquet flooring. To the rest of the ground floor is a fully refurbished shower room with large walk-in shower and three double bedrooms, all with built in wardrobes. The property has undergone a sympathetic refurbishment, having had a loft conversion, led to by way of a glass panelled stairway, to introduce a very large master suite with a roll top bath and basin within the room. To the first floor is also a separate WC, eaves storage and two loft rooms that can be used as a playroom or a work space. Externally this property benefits from a front garden, paved and lawned rear garden and a small parking space to the rear of the property in addition to the on street parking to the front.

Storage will never be an issue in this home, as it boasts an abundance of storage solutions throughout, ensuring that every item has its place. The spacious layout and thoughtful design make this property not only functional but also a delightful space to call home. This house in West Molesey is more than just a residence; it has been designed with practicality & comfort at the forefront. Available immediately. Council tax band E. Call 01932 222266 to book an appointment.



INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

Walton Branch  
45A High Street  
Walton on Thames  
Surrey KT12 1DH  
01932 222266

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto:lettings@htbproperty.com)



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch  
45 Walton Road  
East Molesey  
Surrey KT8 0DP  
0208 001 8385

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

Walton Branch  
45A High Street  
Walton on Thames  
Surrey KT12 1DH  
01932 222266

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto:lettings@htbproperty.com)



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch  
45 Walton Road  
East Molesey  
Surrey KT8 0DP  
0208 001 8385

Redland Gardens, West Molesey, KT8 2EP



- FOUR BEDROOMS
  - MODERN FITTED KITCHEN/DINING ROOM
  - GOOD SIZE LIVING ROOM WITH FEATURE FIREPLACE
  - SEMI DETACHED BUNGALOW
  - VIEWINGS RECOMMENDED
- MASTER BEDROOM WITH FEATURE ROLL TOP BATH
  - SEPARATE UTILITY ROOM
  - GENEROUS SIZE PRIVATE GARDEN WITH PARKING TO REAR
  - PRIVATE CUL-DE-SAC
  - NEWLY FITTED SHOWER ROOM