

**62, Dennis Road, East Molesey, Surrey, KT8 9ED**

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>73</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	

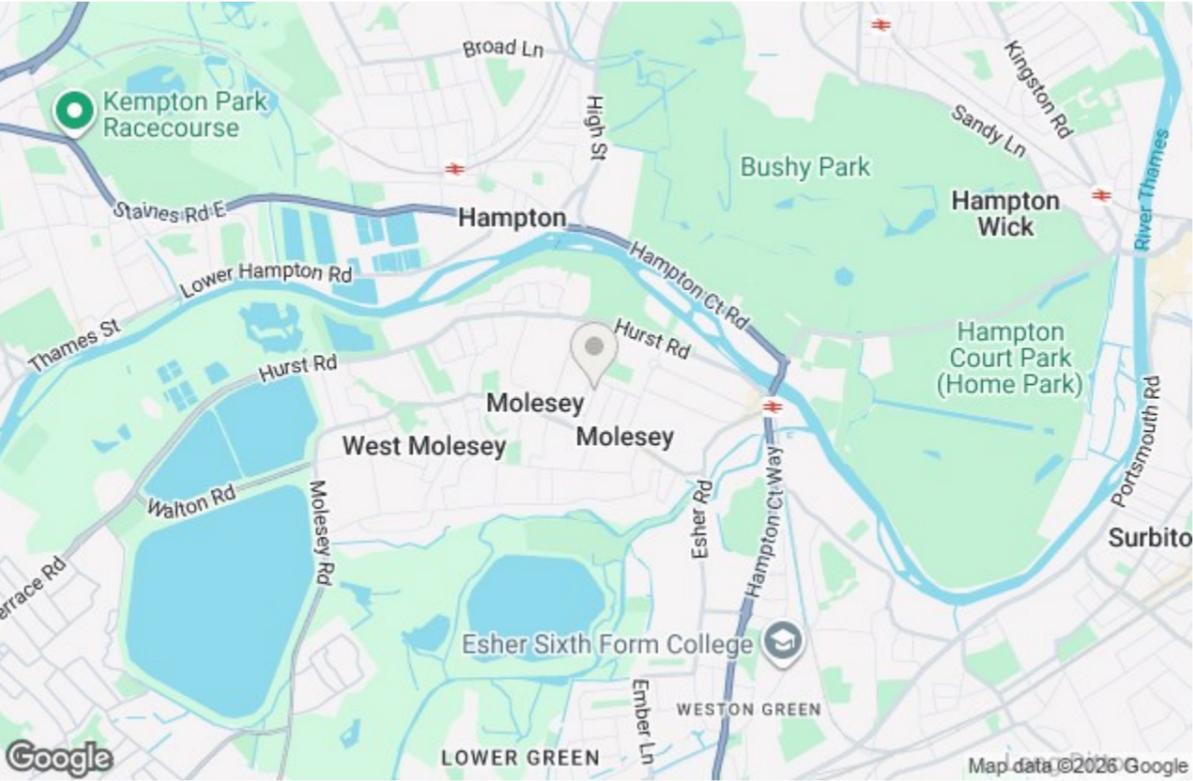


**Offers In Excess Of £875,000 Freehold**

Harmes Turner Brown are delighted to present this beautifully refurbished and extended four-bedroom semi-detached family home, ideally located on a sought-after road in East Molesey, just a short walk from the village amenities.

This spacious home is arranged over two floors and offers well-balanced accommodation throughout. The ground floor features a welcoming entrance hall, a convenient downstairs cloakroom, a bay-fronted lounge, and an impressive open-plan rear living space with bi-folding doors that open to the garden. The contemporary shaker-style kitchen includes a central island and is fully fitted to a high standard. Upstairs, you will find two generous double bedrooms, a well-proportioned single bedroom, a standard single bedroom, and a stylish, refitted four-piece family bathroom.

Outside, the property benefits from a west facing rear garden—perfect for afternoon sun—and off-street parking at the front. Offered with NO ONWARD CHAIN, an early viewing is highly recommended by calling our East Molesey office on 0208 001 8385. Council Tax Band: E



# Dennis Road, East Molesey, Surrey, KT8 9ED



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1163 ft<sup>2</sup>  
108.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- POPULAR LOCATION CLOSE TO AMENITIES
- BI-FOLD DOORS TO REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- OPEN PLAN KITCHEN LIVING AREA
- FULLY FITTED SHAKER STYLE KITCHEN
- OFF STREET PARKING
- DOUBLE GLAZING
- FOUR BEDROOMS
- NO ONWARD CHAIN
- FOUR PIECE BATHROOM SUITE

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

