

6, Parsons Mead, East Molesey, KT8 9DT

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		
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	

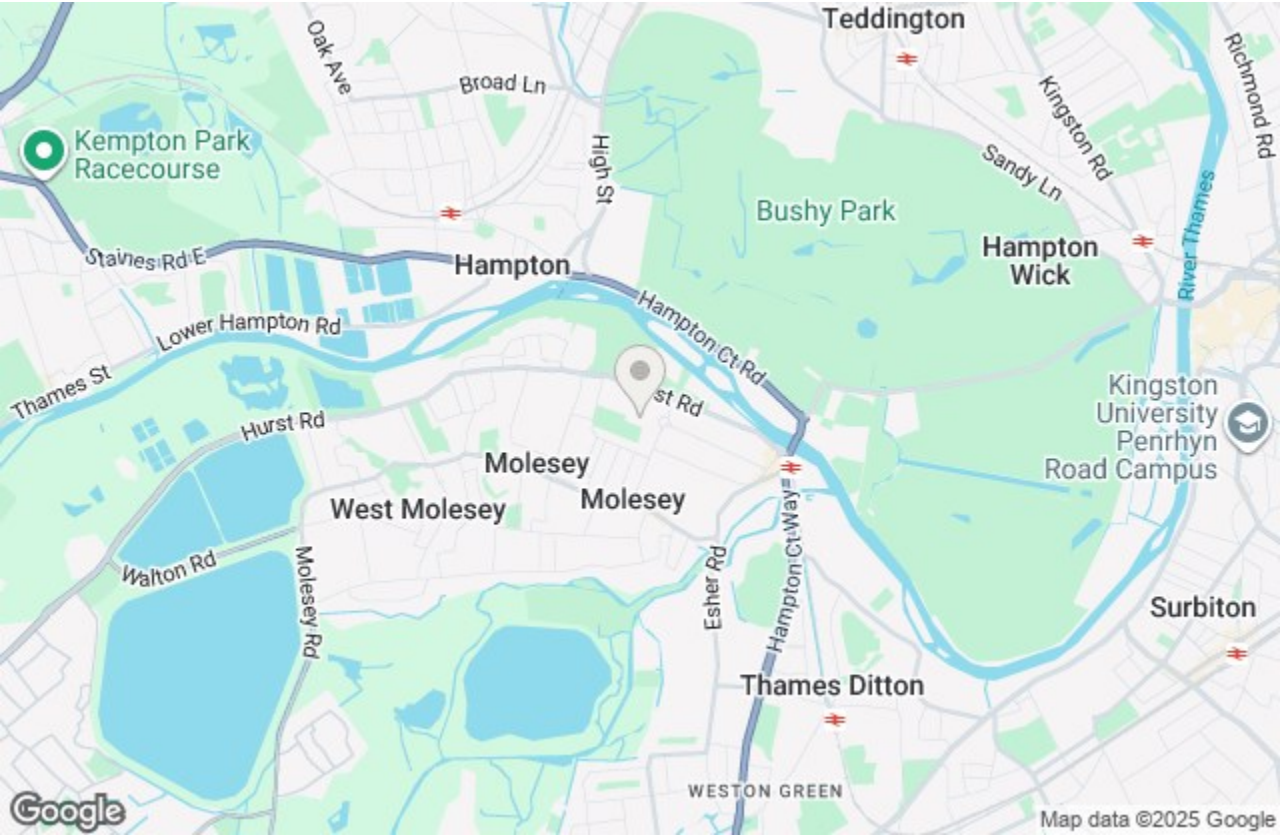


£1,200,000 Freehold

A fantastic opportunity to purchase this three bedroom detached family home which is situated in a highly desirable location off Palace Road in East Molesey which is within a short distance of Hampton Court train station and Bridge Road with its boutique shops, bars and restaurants. The property offers scope to extend on both the ground floor and the first floor STPP, which had in the past been approved but now lapsed.

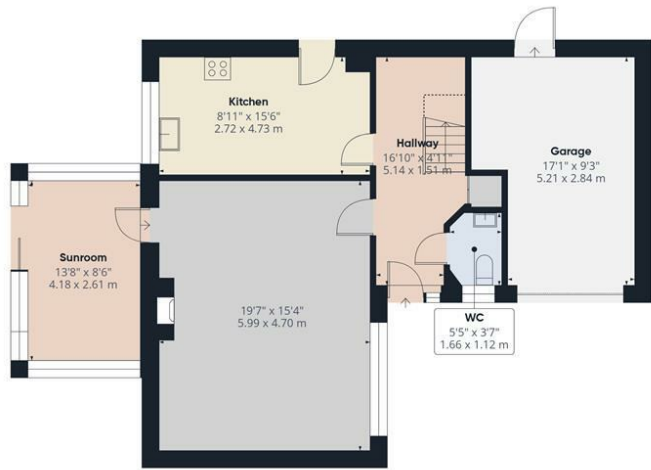
Currently the accommodation briefly comprises entrance hallway, downstairs cloakroom, spacious double aspect living room and a separate modern shaker style kitchen with integrated appliances. On the first floor there are three good size bedrooms and a shower room. Externally the property is situated on an enclosed corner plot which is mainly laid to lawn with driveway to an integral L shaped garage.

The property is offered with immediate vacant possession with now onward chain. Council tax band F

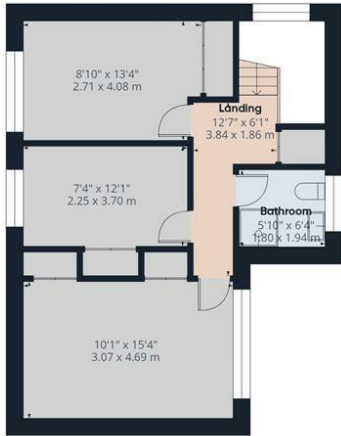




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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1384 ft<sup>2</sup>  
128.6 m<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- POTENTIAL TO EXTEND STPP
  - WITHIN A SHORT DISTANCE OF MAINLINE STATION
  - NO ONWARD CHAIN
  - CONSERVATORY
  - DOWNSTAIRS CLOAKROOM
- PRIMARY LOCATION
  - CORNER PLOT
  - THREE GOOD SIZE BEDROOMS
  - DRIVE TO L SHAPE GARAGE

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

