

271A, Eastcote Avenue, West Molesey, KT8 2EZ

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



£435,000 Freehold

A beautifully presented and deceptively spacious two-bedroom end-of-terrace home, offering excellent scope for further enlargement (STPP), situated in a convenient residential location.

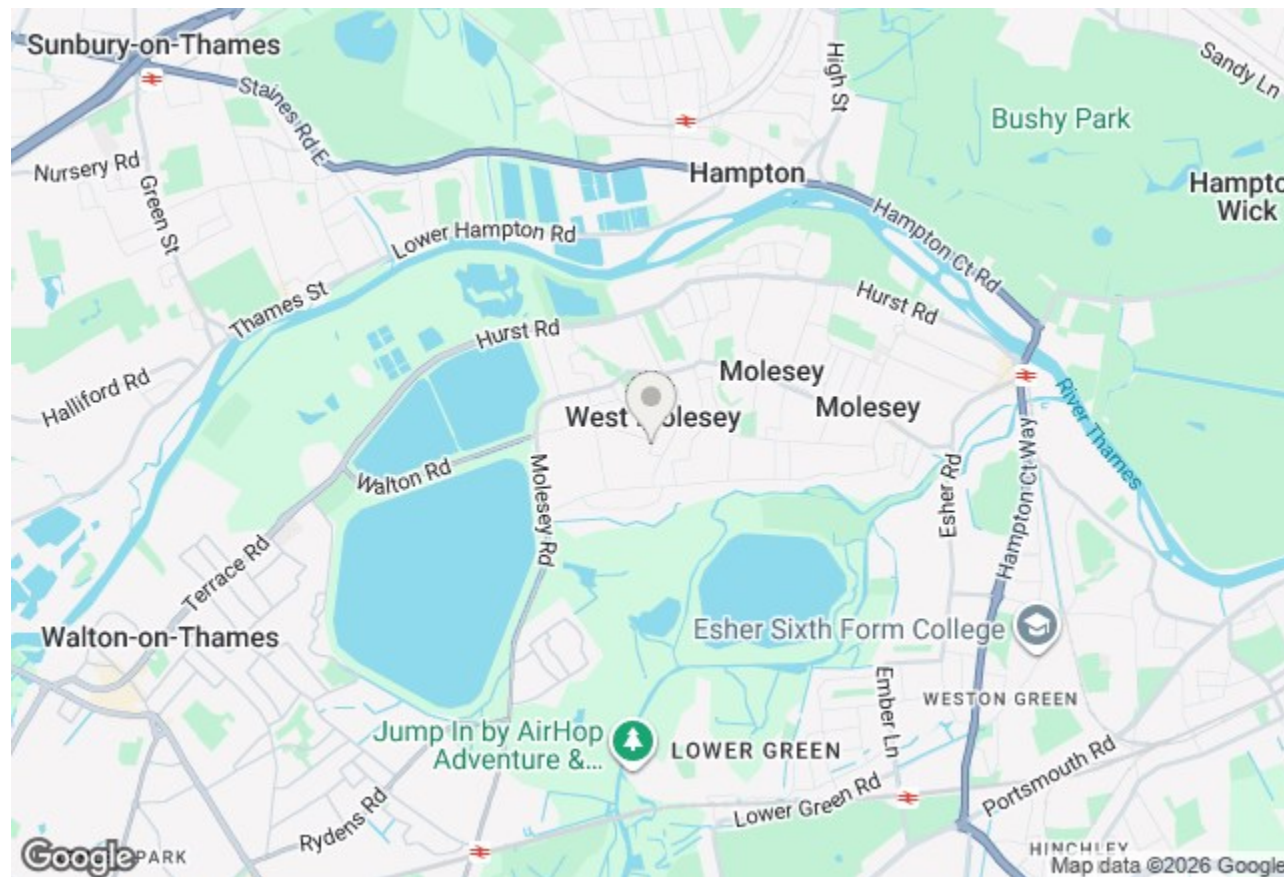
The property is well maintained throughout and comprises a welcoming entrance hall, a modern fitted kitchen, a generous living/dining room with doors opening onto the rear garden, and a useful downstairs cloakroom/WC. On the first floor are two well-proportioned bedrooms and a family bathroom.

A particular feature of the property is the substantial loft space, which offers excellent potential for conversion into an additional bedroom, subject to planning consents and building regulations.

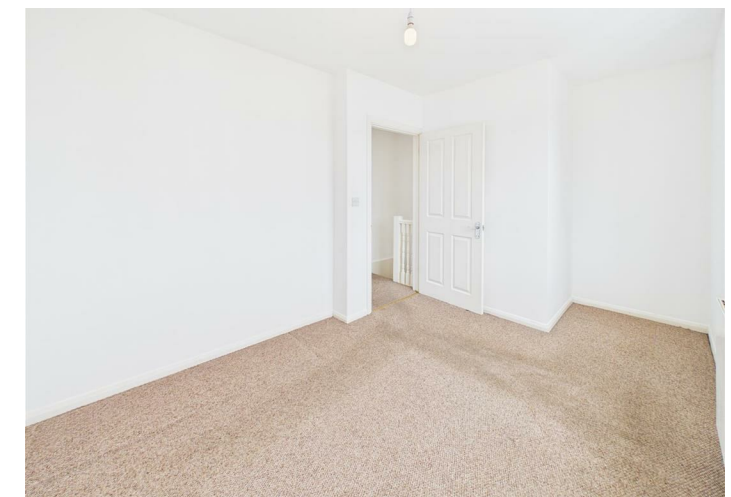
Externally, the property benefits from a private rear garden, a large private driveway and extensive gated side access, providing ample off-street parking and offering further development potential, subject to the necessary consents.

Further benefits include double glazing, gas central heating and no onward chain.

Located in a popular residential area, the property is conveniently positioned for local amenities, transport links and well-regarded schools



Eastcote Avenue, West Molesey, KT8 2EZ



- Two-bedroom end-of-terrace home
- Modern fitted kitchen
- Family bathroom
- Large loft space with conversion potential (STPP)
- Private driveway with extensive gated side access
- No onward chain
- Spacious living/dining room
- Downstairs cloakroom/WC
- Excellent scope to extend and improve (STPP)
- Rear garden