

411, Hurst Road, West Molesey, Surrey, KT8 1QT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	86
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



£425,000 Freehold

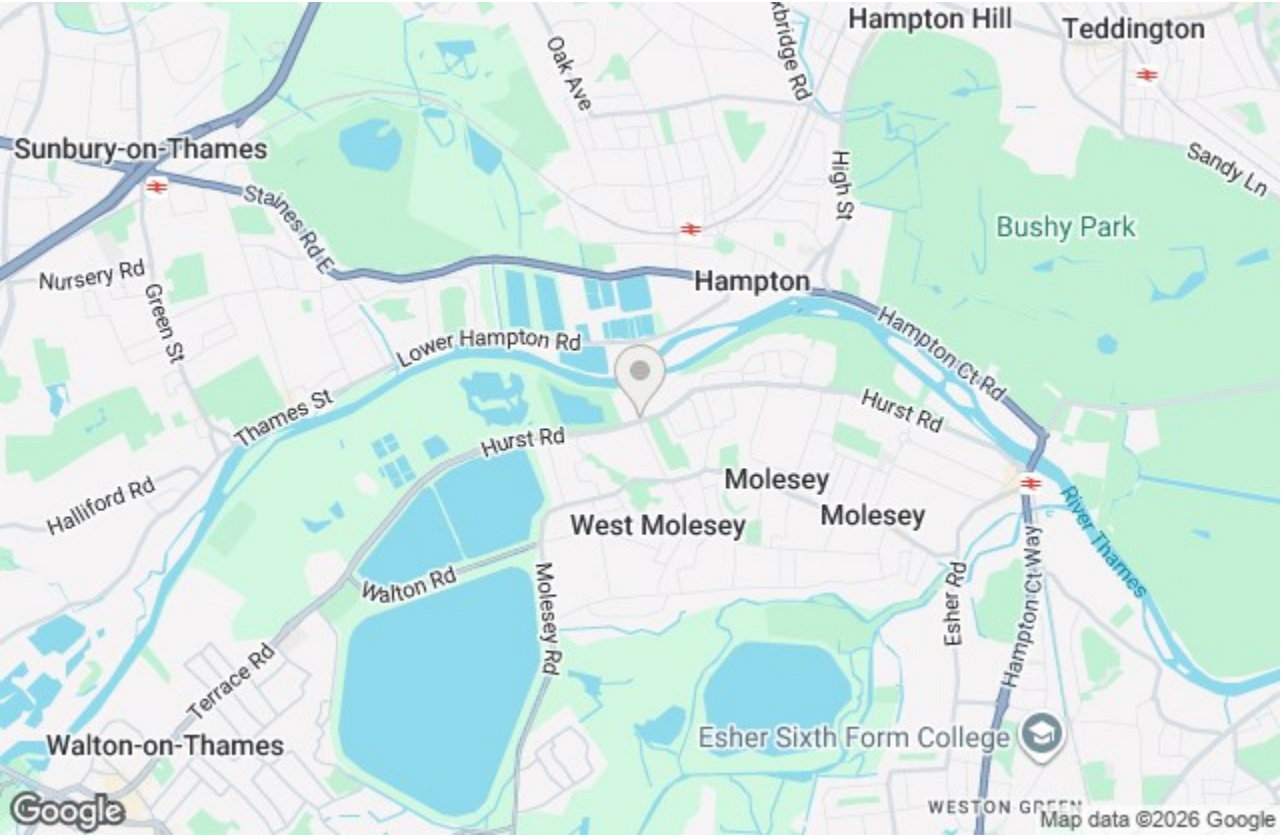
Conveniently located on Hurst Road in the charming area of West Molesey, this delightful two-bedroom period house presents a wonderful opportunity for those seeking a home with character and potential. The property boasts two separate ground floor reception rooms, including a front aspect lounge that features a lovely fireplace, perfect for cosy evenings.

The kitchen is well-equipped with space for all the usual appliances and conveniently leads to a bright conservatory. The first floor is home to a generously sized bathroom, providing ample space for relaxation.

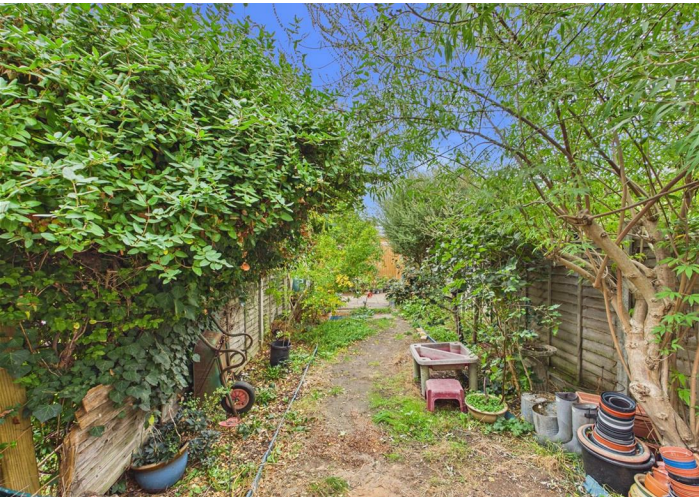
Outside, the good-sized rear garden offers both patio and lawn areas, making it a splendid spot for outdoor entertaining or simply unwinding in the fresh air. A well-established pomegranate tree adds a unique touch to the garden, enhancing its appeal.

While the property requires some cosmetic updating, it presents an excellent opportunity to personalise and create your dream home. Additionally, there is scope to extend, subject to the usual consents, allowing for further enhancement of this charming residence.

Situated within easy reach of the picturesque River Thames towpath, this home is perfect for those who enjoy leisurely walks or cycling along the river. With its blend of period features and modern potential, this house is a must-see for anyone looking to settle in a lovely community.



Hurst Road, West Molesey, Surrey, KT8 1QT



- TWO DOUBLE BEDROOMS
- SHORT WALK TO RIVER THAMES TOW PATH
- LOUNGE WITH FEATURE FIREPLACE
- CONSERVATORY
- ELMBRIDGE COUNCIL TAX BAND D
- LARGE FIRST FLOOR BATHROOM
- TWO SEPERATE RECEPTION ROOMS
- GOOD SIZE REAR GARDEN WITH LAWN AND PATIO AREAS
- EPC C

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