

57, Weston Avenue, West Molesey, Surrey, KT8 1RG

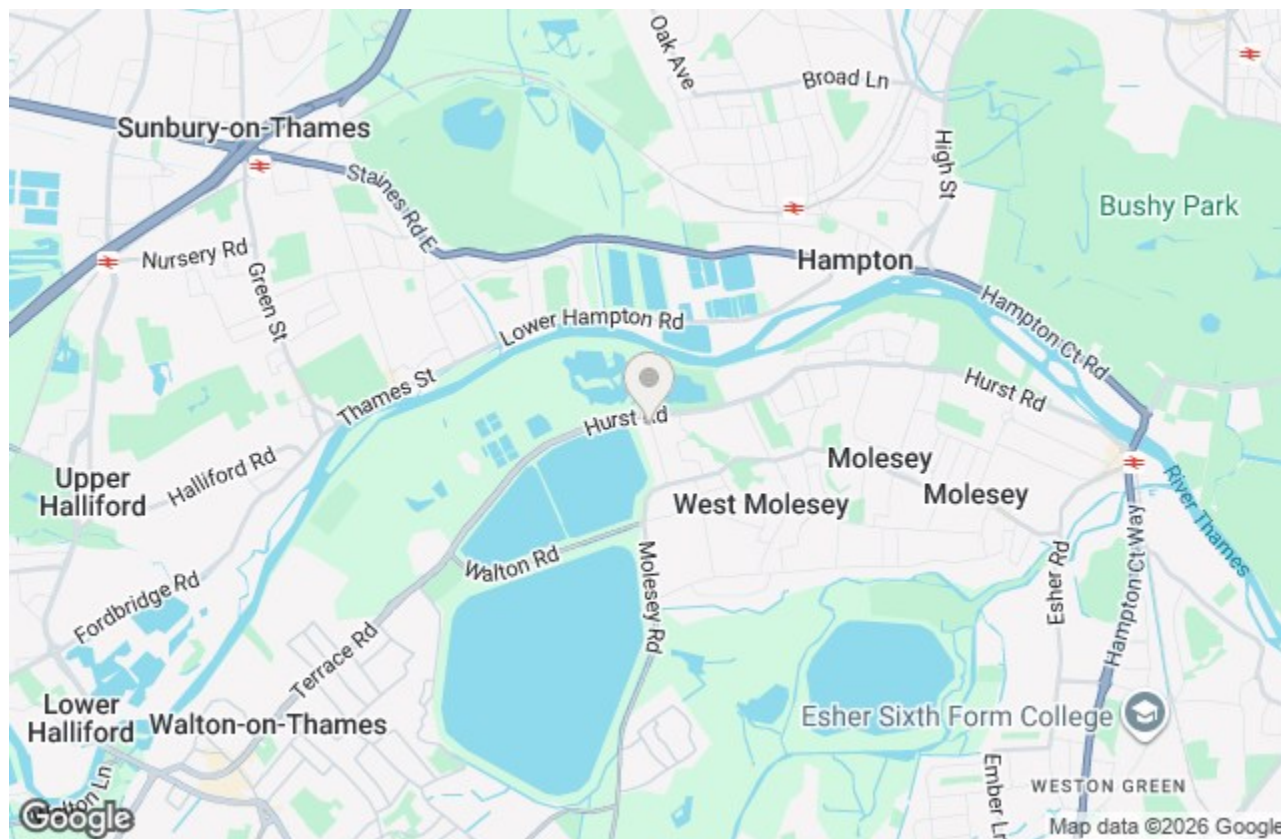
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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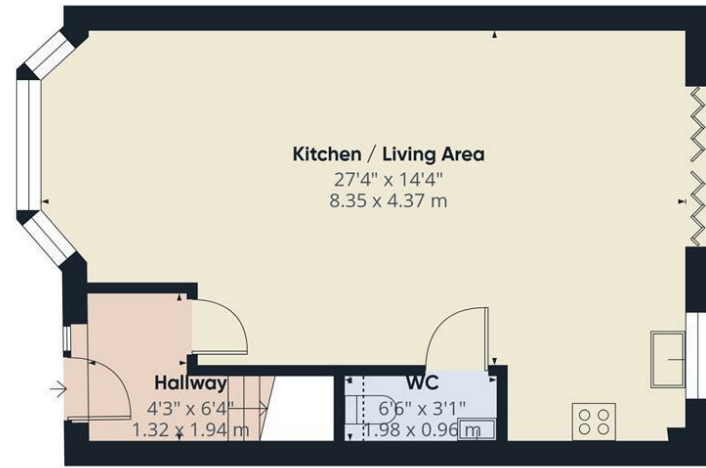


Offers In Excess Of £575,000 Freehold

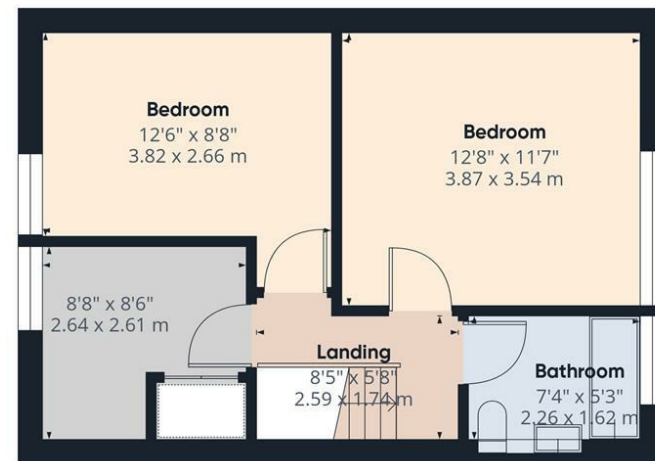
Harmes Turner Brown are pleased to offer this modern three bedroom semi-detached family home which is situated in a popular residential road within a short distance of Hurst Park primary school. The accommodation briefly comprises entrance hallway with stairs to the first floor, a door leading to the large double aspect through lounge/dining room with engineered oak flooring and bi-folding doors to the garden, a modern open plan kitchen with integrated appliances and door to the downstairs cloakroom. Off the first floor landing there are panel doors to all bedrooms, a modern white bathroom suite and access to a large open fully insulated and boarded loft space which offers great potential for a loft conversion STPP. Externally, the property enjoys a 35ft west facing garden and generous off street parking at the front for two large vehicles. NO ONWARD CHAIN. Council tax band E



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Floor 0



Floor 1



Approximate total area⁽¹⁾
865 ft²
80.6 m²

Reduced headroom
2 ft²
0.2 m²

(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



- 35FT WEST FACING GARDEN
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN
- OFF STREET PARKING
- DOUBLE GLAZING
- LARGE OPEN LOFT SPACE WITH POTENTIAL TO EXTEND STPP
- THREE BEDROOMS

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