

25, First Avenue, West Molesey, KT8 2QJ

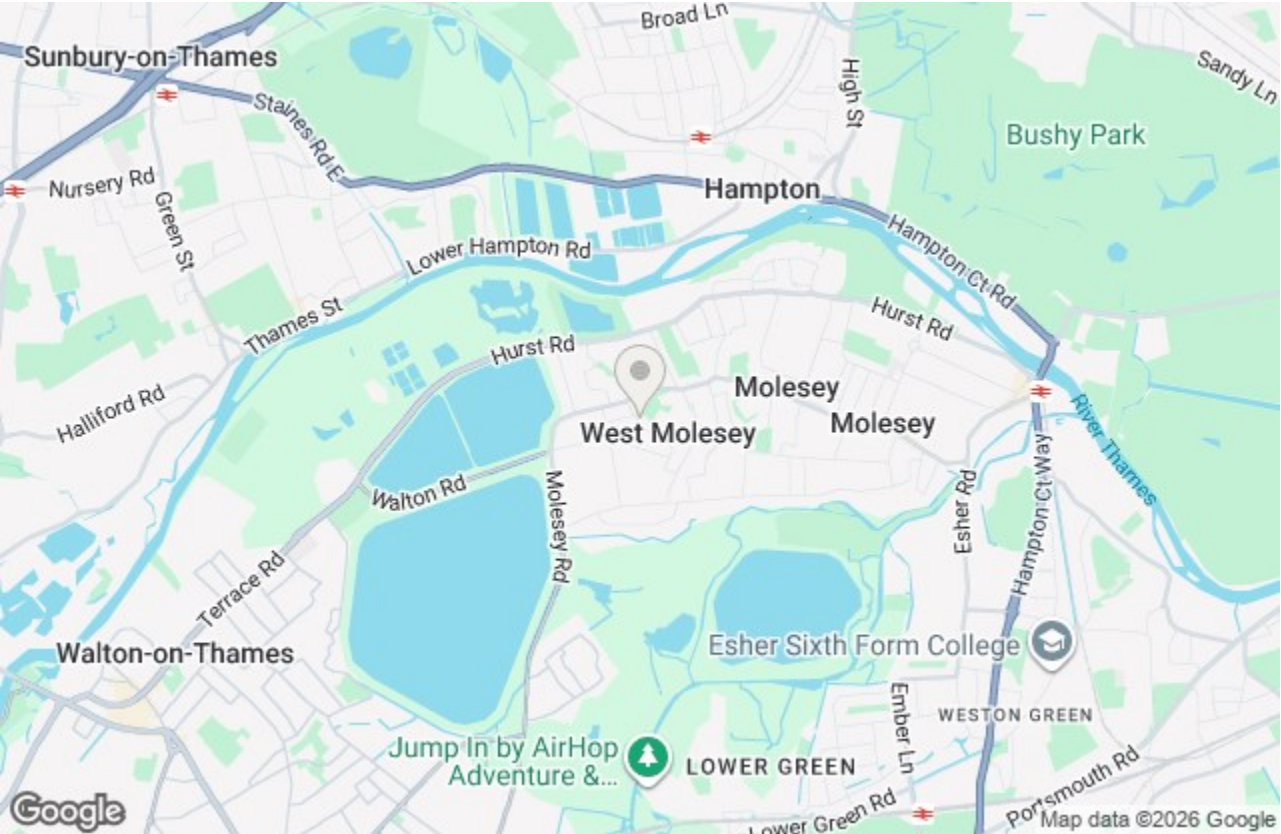
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	76
England & Wales	EU Directive 2002/91/EC 	

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 	

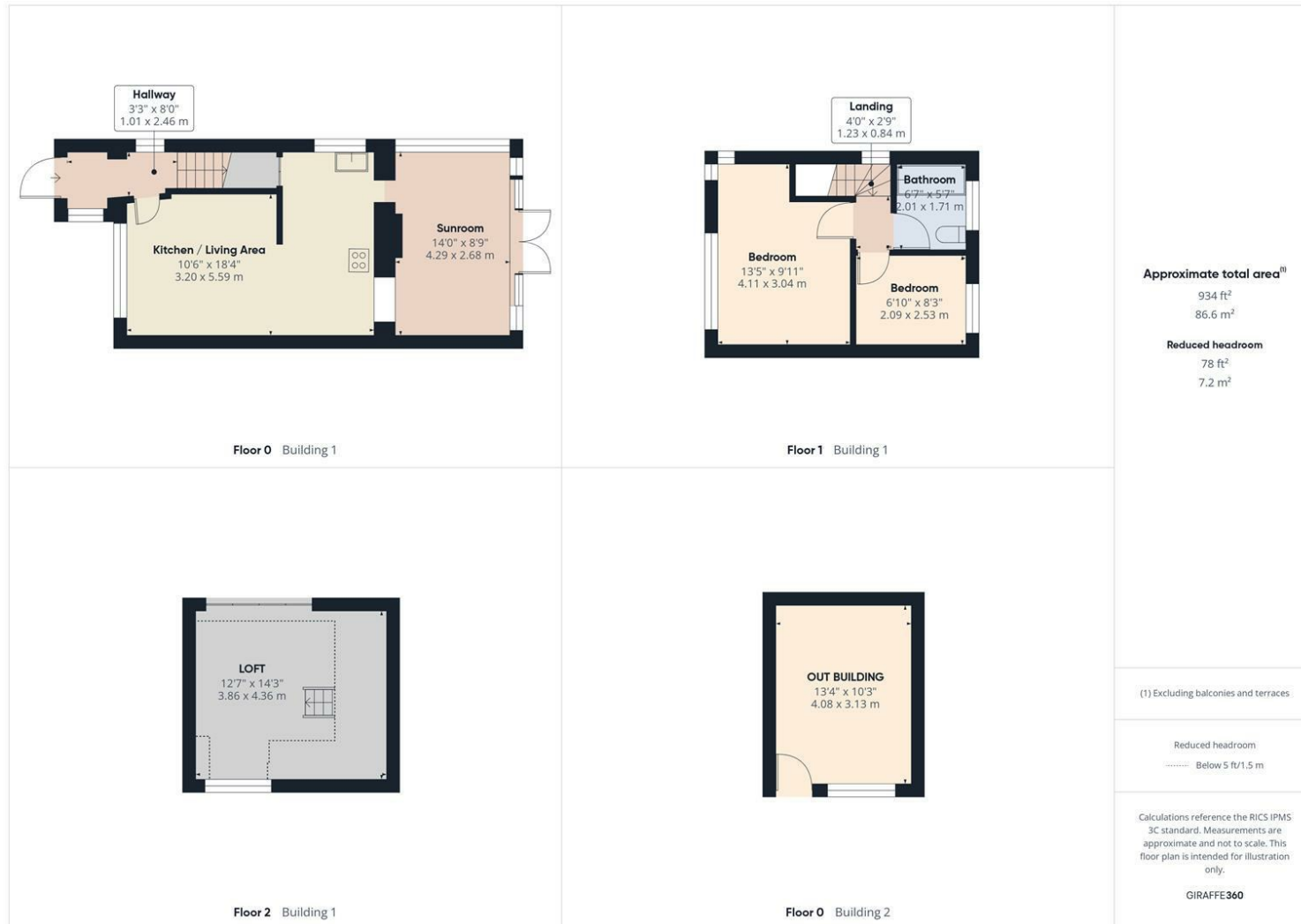


£425,000 Freehold

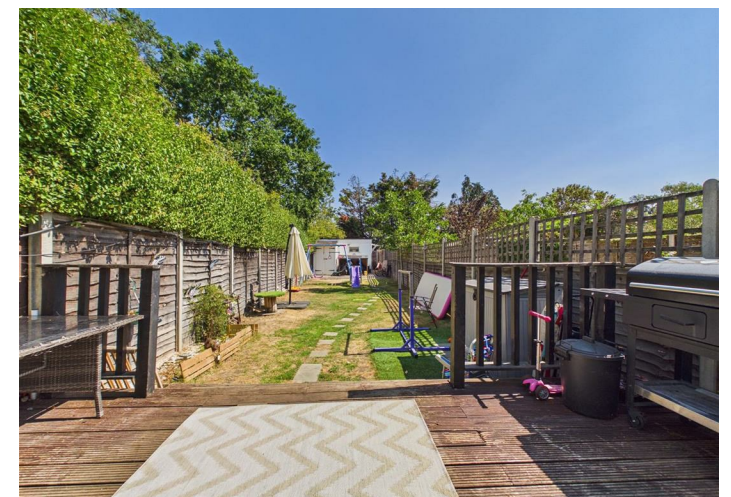
Harmes Turner Brown are pleased to offer this two bedroom end of terrace house which enjoys good size downstairs accommodation and offering potential to add a double bedroom in the loft space STPP, having already been fully boarded with a dormer window to the rear elevation. The property briefly comprises entrance lobby, lounge at the front, modern shaker style kitchen and a large conservatory at the rear. Off the first floor landing there is access to the loft room with pull down ladder, Master bedroom with fitted wardrobe space, a single bedroom and a fully tiled bathroom. Externally the property enjoys a long East facing rear garden, approximately 90ft in length with large detached out building/studio with power and light. To the front there is a brick block paved driveway providing off street parking. Other notable features include gas central heating and double glazing.



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- FULLY BOARDED LOFT WITH DORMER WINDOW
- GAS CENTRAL HEATING
- DETACHED STUDIO WITH POWER AND LIGHT
- OFF STREET PARKING
- CONSERVATORY
- DOUBLE GLAZING
- 90FT EAST FACING REAR GARDEN



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