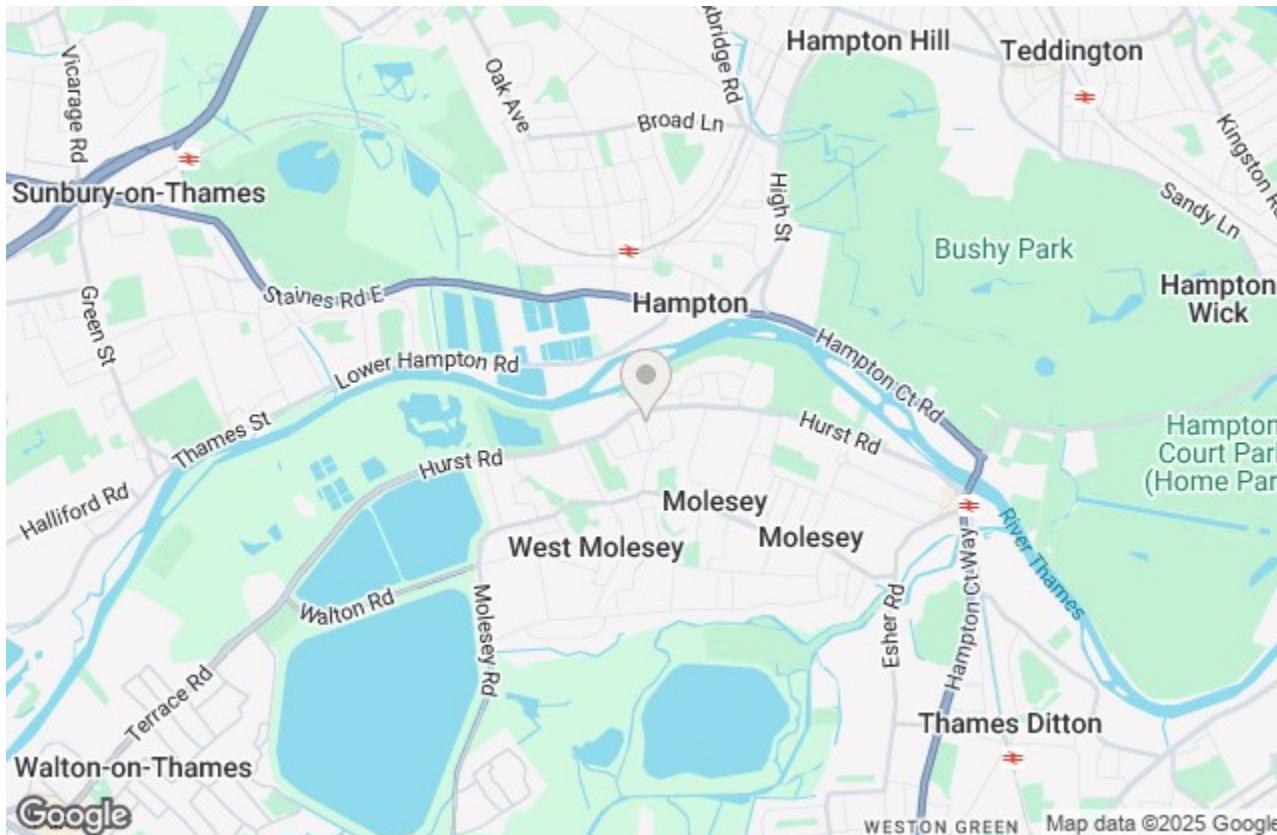


46, New Road, West Molesey, KT8 1PX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	75	86
(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	



Offers In Excess Of £500,000 Freehold

We are pleased to offer this extended three bedroom terrace home which is situated within a short distance of the River Thames, on a good bus route and close to Tesco's super store. The well-presented accommodation is divided over two floors and briefly comprises:- entrance hallway, lounge with gas flame fireplace, separate modern kitchen/dining room with island unit with a downstairs cloakroom. On the first floor, there are two double bedrooms with built in wardrobes, a single room which is currently used as a dressing room with large fitted wardrobe and a modern refitted bathroom. Externally there is a long front garden and an East facing rear garden with artificial turf, also nearby is a garage. Other notable features include gas central heating and double glazing. No onward chain. Council tax band D £2067 PA.

New Road, West Molesey, KT8 1PX



- EXTENDED MODERN KITCHEN DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- WELL DECORATED THROUGHOUT
- GARAGE
- MODERN BATHROOM
- NO ONWARD CHAIN