

Harmes Turner Brown

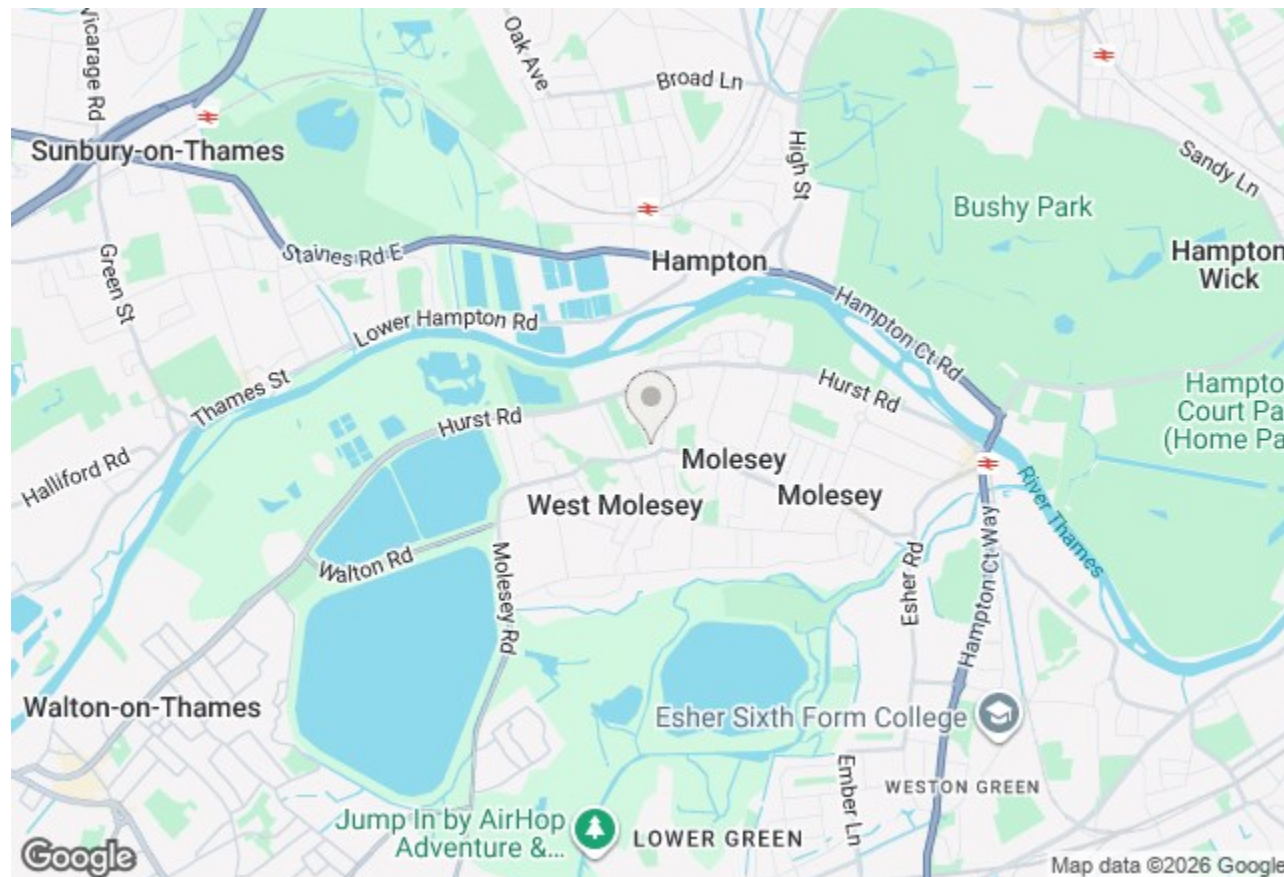
3, St. Peters Road, West Molesey, KT8 2QE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	



£1,850 Per Calendar Month



Harmes Turner Brown are delighted to offer this beautifully presented two-bedroom period home, ideally situated in a small cul-de-sac close to St Peter's Church and the High Street amenities.

Retaining a wealth of character and charm, the property boasts an abundance of period features complemented by generous and well-proportioned accommodation throughout. The ground floor comprises a welcoming lounge and separate dining room, both featuring wood flooring and exposed brick chimney breasts, with the dining room further benefiting from a charming wood-burning stove.

The rustic-style kitchen is fitted with a comprehensive range of base and eye-level units, a range-style cooker, and French doors opening onto the rear garden. The ground floor bathroom is beautifully appointed with a traditional roll-top bath and separate shower enclosure.

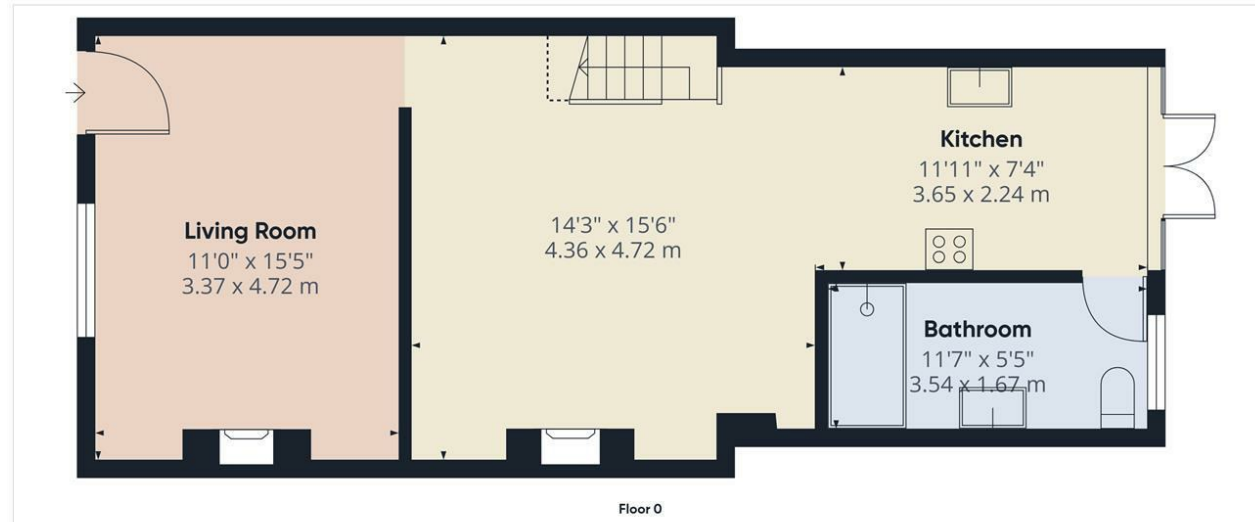
To the first floor are two generous double bedrooms, both enhanced by attractive period fireplaces.

Externally, the property enjoys a small enclosed front garden and a west-facing rear garden featuring a patio area, artificial lawn, and a substantial timber log cabin measuring approximately 3.6m x 3.6m, complete with power and lighting, making it ideal for use as a home office, studio, or hobby room.

An early viewing is strongly recommended to fully appreciate the charm, character, and accommodation this delightful home has to offer.

Council Tax Band D.

St. Peters Road, West Molesey, KT8 2QE



Approximate total area⁽¹⁾
843 ft²
78.3 m²

Reduced headroom
9 ft²
0.8 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



- TWO GOOD SIZE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- QUIET CUL DE SAC
- GAS CENTRAL HEATING
- GARDEN CABIN WITH POWER AND LIGHT
- NO ONWARD CHAIN
- MANY ATTRACTIVE PERIOD FEATURES