

Beauchamp House, 4 Beauchamp Road, East Molesey, Surrey, KT8 0PA

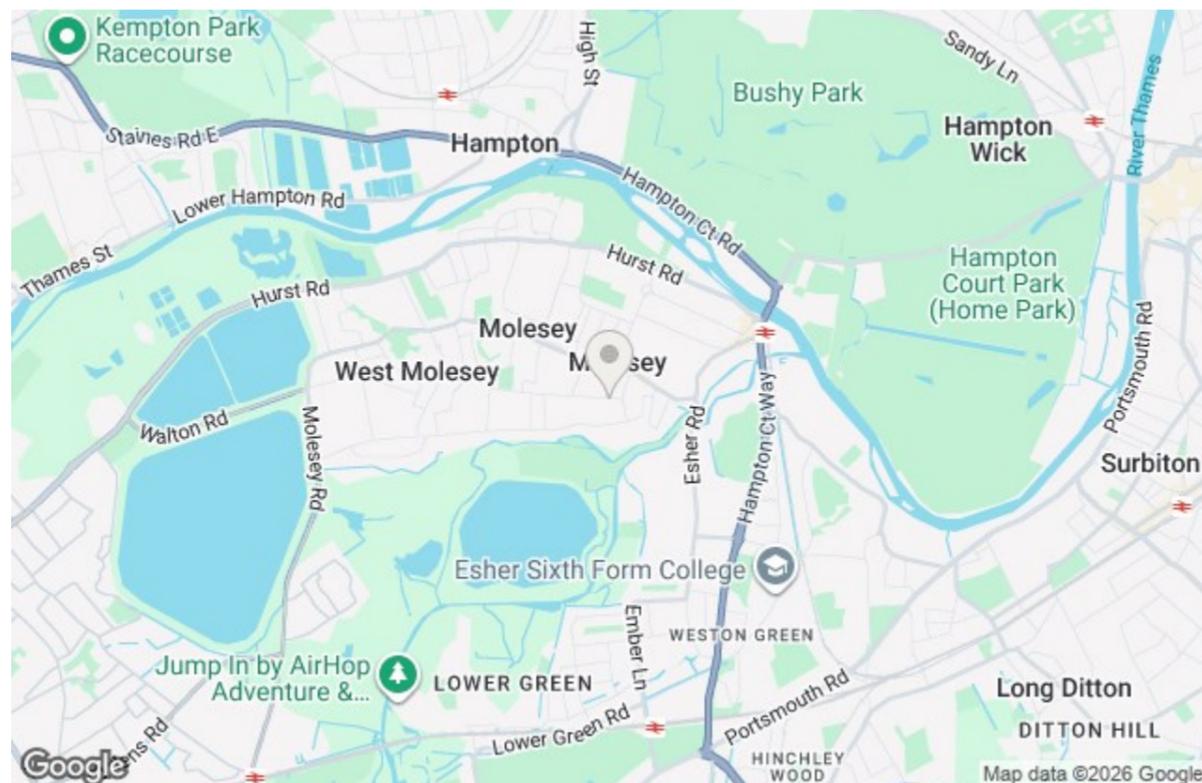
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		



£625,000 Leasehold - Share of Freehold

We are pleased to offer this spacious two bedroom ground floor garden flat forming part of this attractive period house, conveniently situated in a highly desirable tree lined road within a short distance of East Molesey village centre. The property boasts many attractive features most notably the high cornice ceilings and briefly comprises:- entrance hallway with panel doors, large lounge/dining room with period feature fireplace, modern kitchen/breakfast room at the rear with access to the patio, two double bedrooms and a bathroom which is fitted with a white suite. Externally, the property enjoys a wide private patio area with steps leading down to a well tended communal lawn garden whilst to the front is an enclosed residence parking area. Viewings are strongly recommended at your earliest convenience. Council Tax band D



4 Beauchamp Road, East Molesey, Surrey, KT8 0PA

