

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	78
(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 

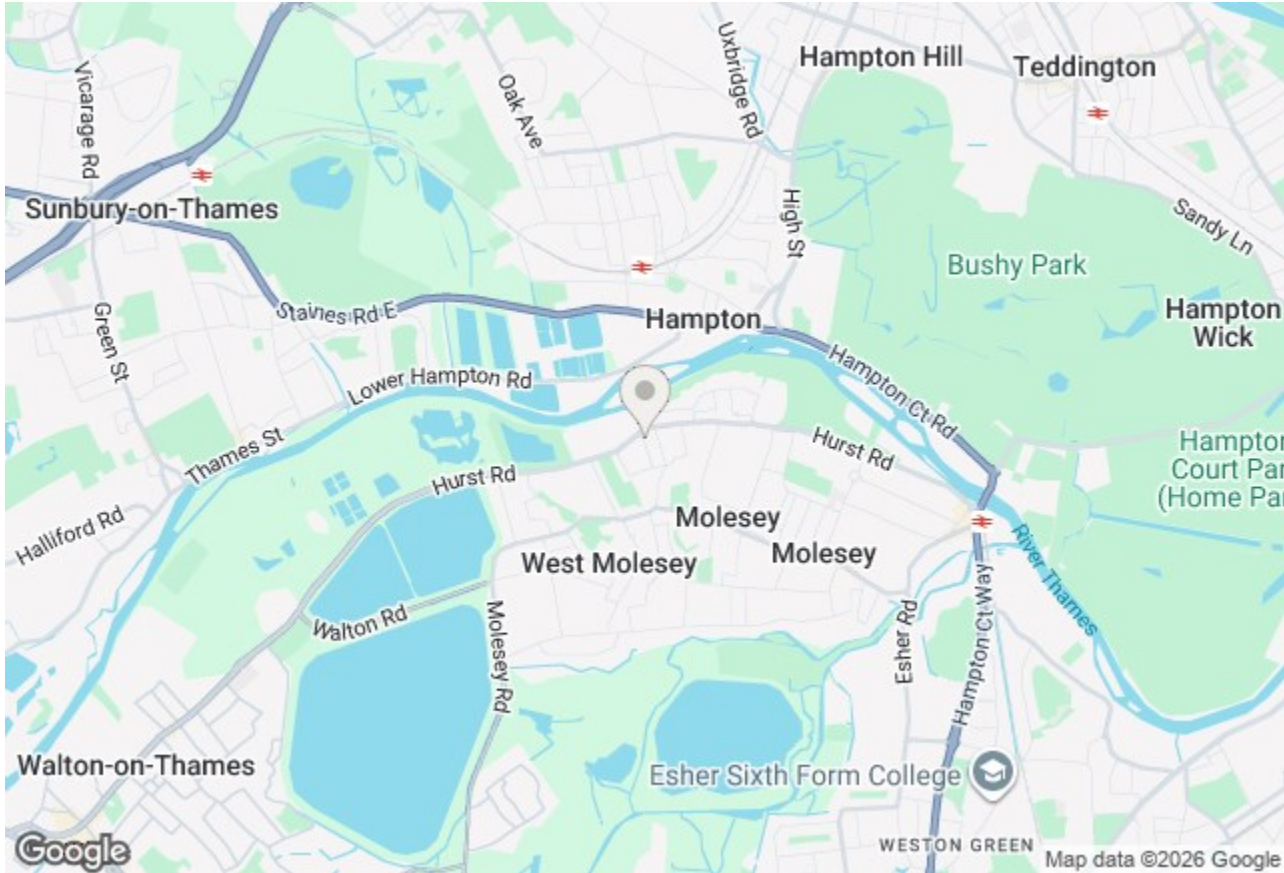
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

5, Windsor Avenue, West Molesey, KT8 1PZ



£850,000 Freehold

Harmes Turner Brown are pleased to offer this attractive three bedroom 1930s built semi-detached family home which is situated in a popular tree lined road within a short distance of Hurst Park school, the river Thames, large Tesco's and good bus routes. The extended and well presented ground floor accommodation briefly comprises:- entrance hallway, downstairs cloakroom, bay fronted living room with gas fireplace, dining room, large modern kitchen with Island unit and there is also a good size third reception room. Off the first floor landing is a modern family bathroom, the master bedroom with quality fitted oak wardrobe units, a generous second bedroom and third single bedroom which is cleverly laid out with fitted furniture to utilise the space. Externally there is an East facing garden which is mainly laid to lawn with paved patio and raised decking at the rear with an excellent addition of a large brick built out building with power and light which could lend itself to many uses. To the front there is an enclosed brick block paved driveway providing off street parking for two cars. Viewings are strongly recommended at your earliest convenience. Council tax band F.



Windsor Avenue, West Molesey, KT8 1PZ



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽ⁱⁱ⁾

1414 ft²
131.3 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



- EXTENDED DOWNSTAIRS
- DOUBLE GLAZING
- LARGE SHAKER STYLE KITCHEN WITH ISLAND UNIT
- POPULAR TREE LINED ROAD
- GOOD DECORATIVE ORDER THROUGHOUT
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- THREE RECEPTION ROOMS
- OFF STREET PARKING FOR TWO CARS
- LARGE BRICK BUILR OUT BUILDING WITH POWER AND LIGHT.