

## 86, Upper Farm Road, West Molesey, Surrey, KT8 2QU

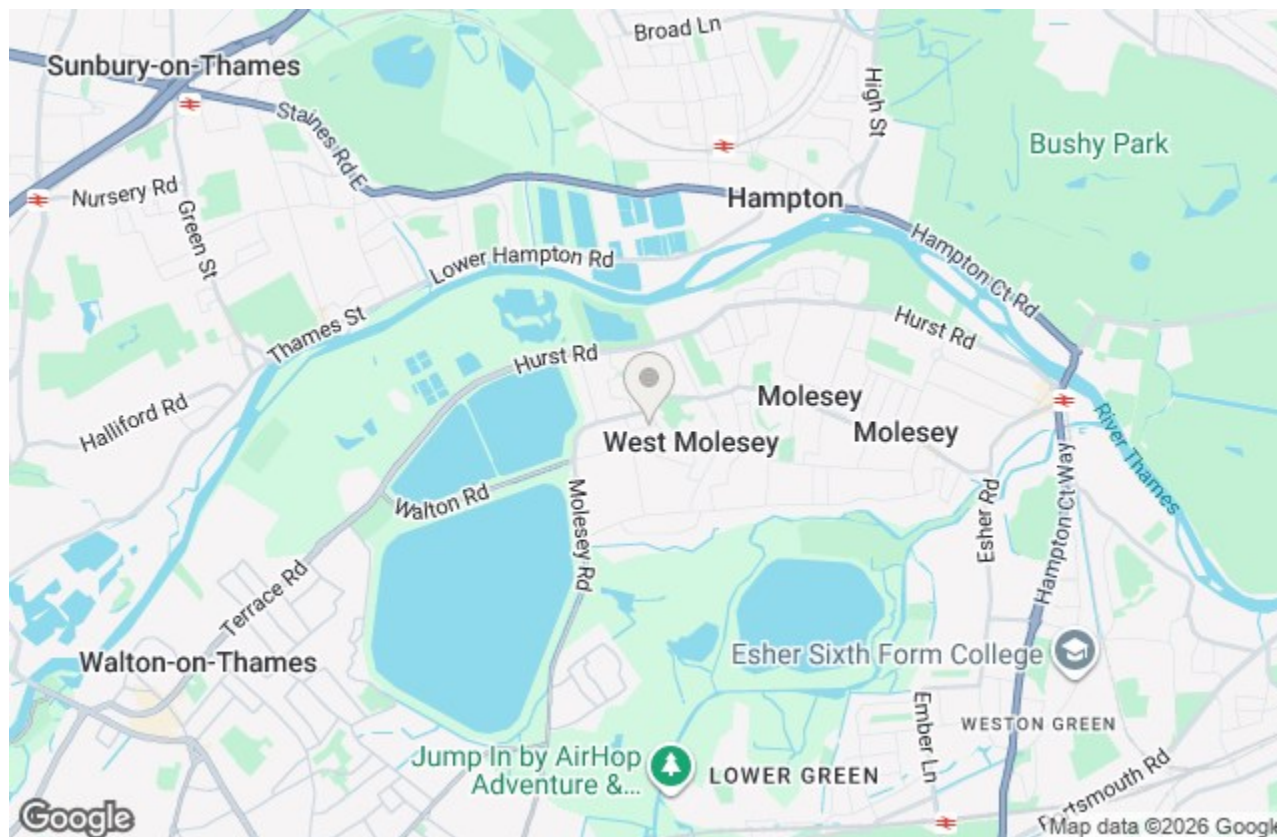
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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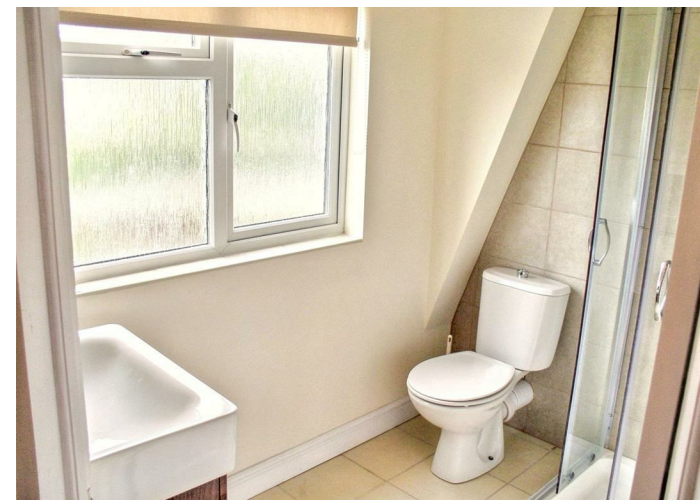
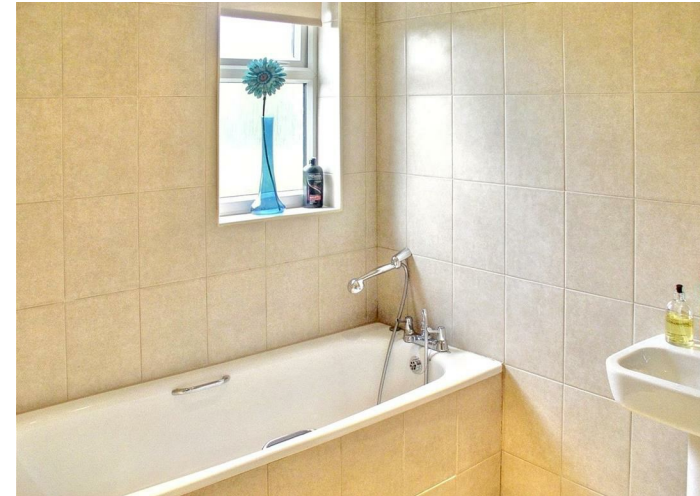


### Per Calendar Month £2,200 Per Calendar Month

Harmes Turner Brown are pleased to offer this spacious three bedroom property in the popular Central Avenue area of Molesey, within walking distance to local amenities. The accommodation comprises of a lounge/dining room, large kitchen/breakfast room with patio doors leading to a 60' rear garden. On the first floor are two bedrooms, the master being a double, and a newly fitted modern bathroom with white suite and chrome fittings. On the second floor is a newly completed loft conversion housing a double bedroom and benefitting from an en suite. This property has been redecorated with new flooring throughout. There is also parking on the driveway. Available beginning of July - UNFURNISHED. Council tax band C.



# Upper Farm Road, West Molesey, Surrey, KT8 2QU



- GOOD LOCATION FOR AMENITIES
- OFF STREET PARKING FOR 2 CARS
- CLOSE TO TRANSPORT LINKS
- SPREAD OVER THREE FLOORS
- LARGE KITCHEN ONTO GARDEN
- AVAILABLE BEGINNING OF JULY