

**41, School Road, East Molesey, Surrey, KT8 0DN**

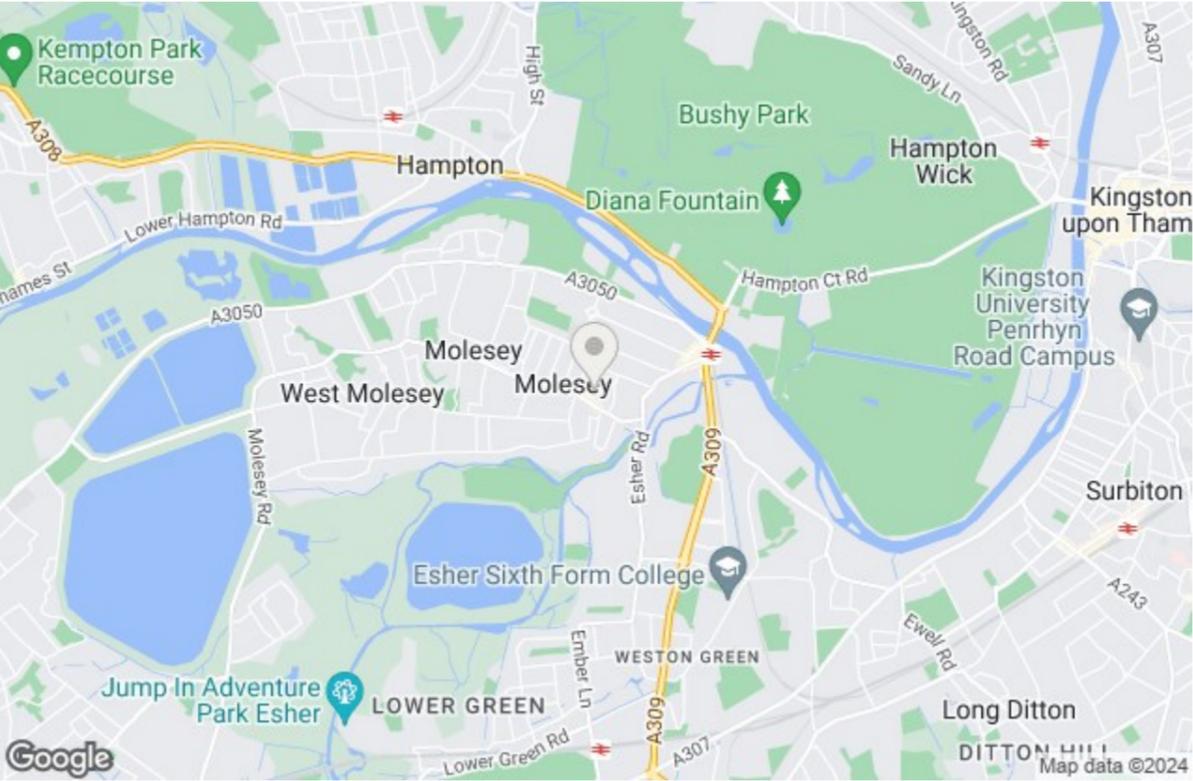
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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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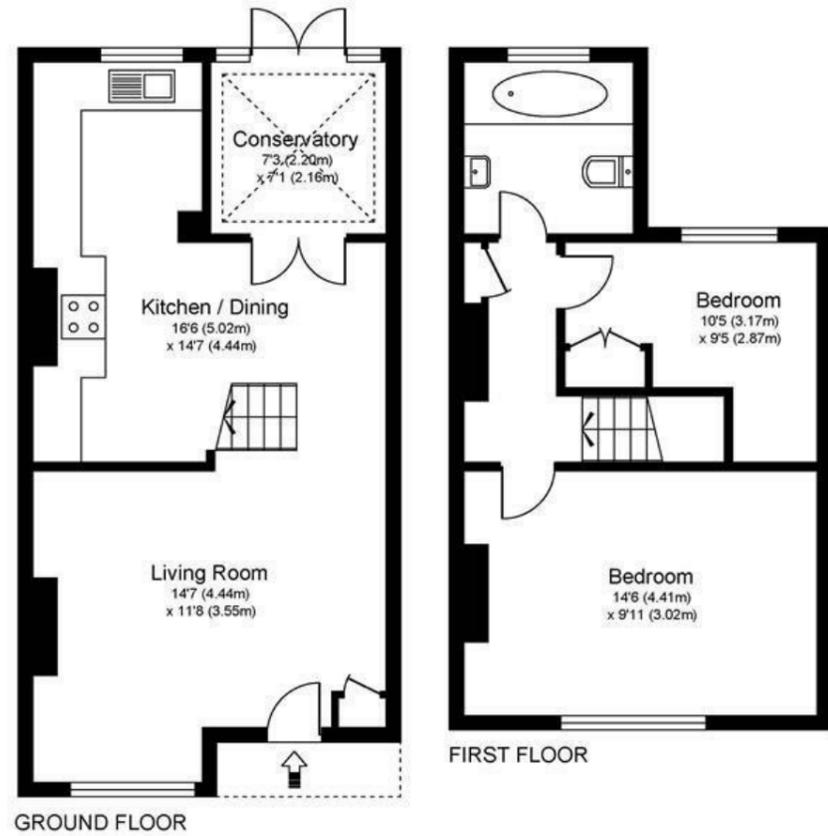
**£520,000 Freehold**

Harmes Turner Brown are pleased to offer to the market this very well presented two bedroom Victorian cottage, with the benefit of an upstairs bathroom, located in a highly sought after village cul-de-sac within a few hundred yards of East Molesey shops and restaurants and within approximately 1/2 mile of Hampton Court Station and the River Thames. The property features an attractive lounge with fireplace, a modern fully fitted kitchen/diner with central staircase, fitted conservatory on the ground floor with two bedrooms and a family bathroom on the first floor. Benefits also include gas central heating, sash double glazing throughout and pretty front and rear courtyard gardens. Council Tax band D. Please call our East Molesey office to arrange a viewing on 0208 001 8385.



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SCHOOL ROAD, EAST MOLESEY, KT8



Approximate Gross Internal Floor Area: 67 m sq / 720 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- VICTORIAN COTTAGE
- HIGHLY SOUGHT AFTER ROAD
- FRONT AND REAR GARDEN
- GREAT SCHOOL CATCHMENTS
- SASH DOUBLE GLAZED WINDOWS
- TWO DOUBLE BEDROOMS
- MODERN UPSTAIRS BATHROOM
- CONSERVATORY
- KITCHEN / BREAKFAST ROOM

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

