

7, Dennis Road, East Molesey, Surrey, KT8 9EE

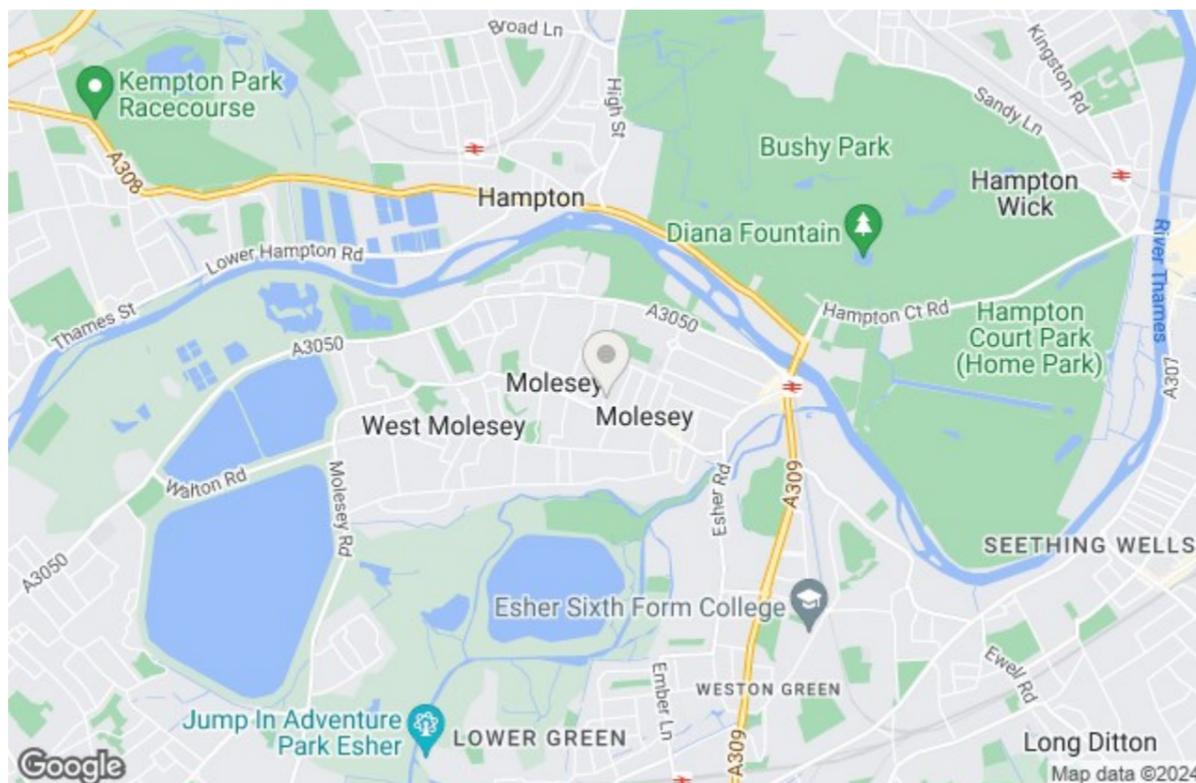
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		

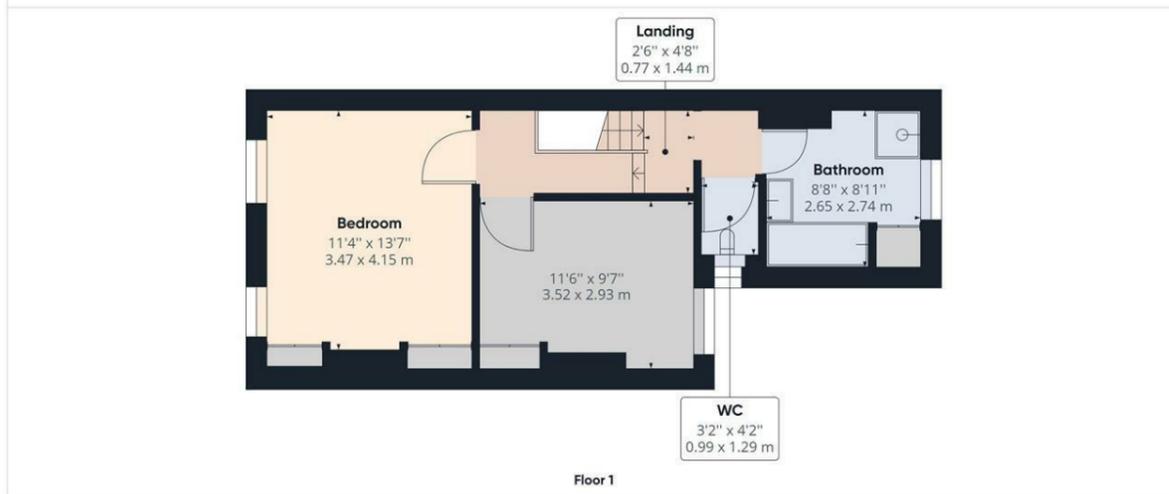


£560,000 Freehold

Harnes Turner Brown are pleased to offer to the market this two double bedroom mid terrace Victorian house located in the very popular Dennis Road, which is a quiet residential street within short walking distance of East Molesey High Street, Hampton Court Railway Station & village. The local area has an abundance of local amenities, enjoys superb schooling options as well as many open acres of parkland found in Hurst Park, Bushy Park and Molesey Heath nature reserve. Accommodation comprises:- entrance hallway, lounge with bay window and fire place, dining room/second reception, extended kitchen/dining room, and downstairs WC. Upstairs there are two double bedrooms both with built in storage and a family bathroom with white suite. Outside to the rear is a mature rear garden mostly laid to lawn and a front garden which could be converted to provide off street parking. Other benefits include double glazed sash style windows and gas central heating throughout. Although the property could benefit with some updating, it offers huge potential to extend and create more space STPP. Please contact our East Molesey office on to arrange an appointment to view. Council tax band D. £2159.00 25% discount for single occupancy.



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Approximate total area⁽¹⁾
957.08 ft²
88.92 m²

Reduced headroom
1.91 ft²
0.18 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- VICTORIAN HOUSE
- END OF CHAIN
- DOUBLE GLAZED WINDOWS
- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTENDED STPP
- TWO RECEPTIONS
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- EXTENDED KITCHEN / DINING 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