

## 514, Hurst Road, West Molesey, KT8 1RF

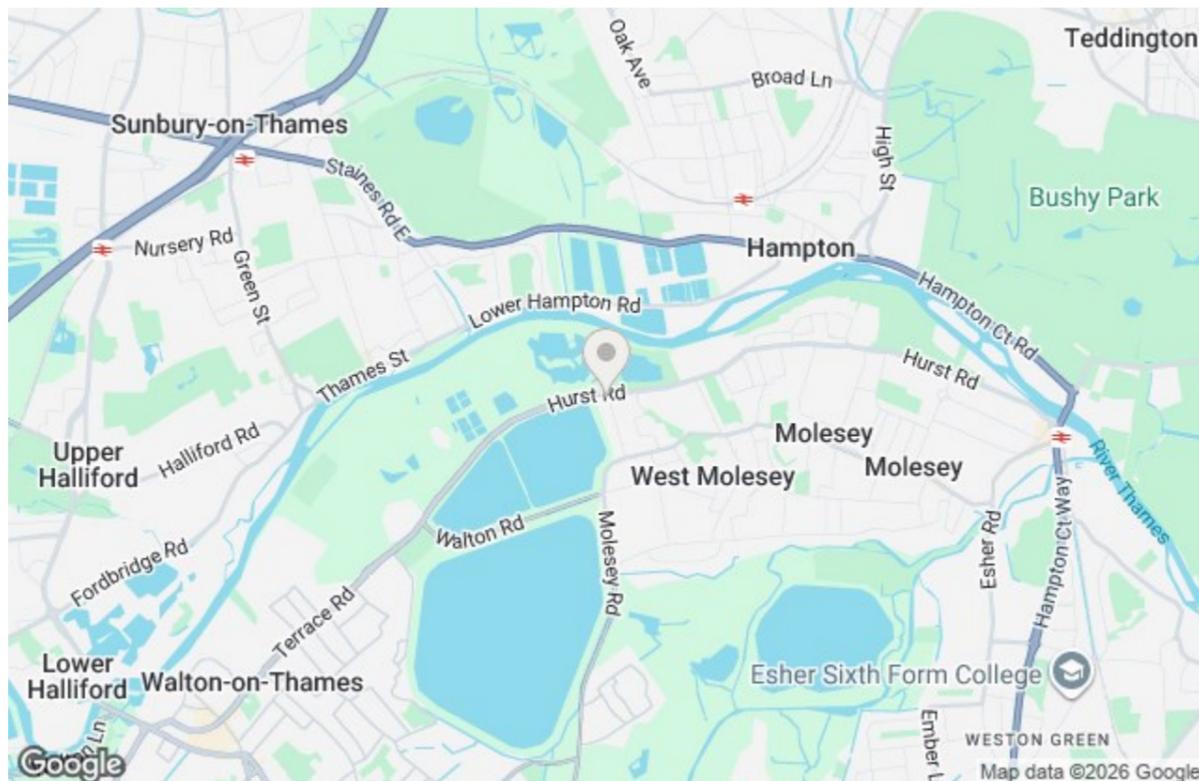
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80
<b>England &amp; Wales</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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**£925,000 Freehold**

Harmes Turner Brown are proud to offer this large 5 bedroom detached family home boasting a very generous amount of accommodation throughout having been multiply extended by the current owners. The property briefly comprises:- large entrance hallway with storage/cloaks area leading to an enormous open-plan living area with engineered oak flooring, wood burner, modern kitchen with large island unit and fitted appliances with bi-folding doors to the garden. There is also a separate room at the front which is currently set up as a double bedroom but could easily be another great reception area. In addition, there is also a utility room with downstairs cloakroom. There is a large landing on the first floor with the main bathroom and three double bedrooms, two of them are an exceptional size with one having a walk-in dressing room and an en-suite shower room and the other with a large dressing room, which could be an additional sleeping area. On the second floor there is another double bedroom with en-suite and a huge walk-in dressing room. Externally, the property enjoys a south facing rear garden which is approximately 60ft x 40ft with the addition of a large log cabin at the bottom of the garden whilst to front is an enclosed lawn garden. The property is an almost complete project but there are some additional cosmetic works to be completed, which are minor compared to the amount of work which has been done so far, and this is reflected in the price. Viewings are strongly recommended to fully appreciate what an amazing size house this is for the money. Council tax band G.



# Hurst Road, West Molesey, KT8 1RF



- HUGE ACCOMMODATION
- GAS CENTRAL HEATING
- LARGE MODERN OPEN-PLAN KITCHEN
- LOG CABIN

- DOUBLE GLAZING
- 4/5 DOUBLE BEDROOMS, TWO WITH EN-SUITES AND THREE WITH DRESSING ROOMS
- 60FT SOUTH FACING REAR GARDEN
- UTILITY ROOM WITH WC



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