

**Hurst Road, West Molesey, Surrey, KT8 1QN**

| 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<br>2002/91/EC |  |

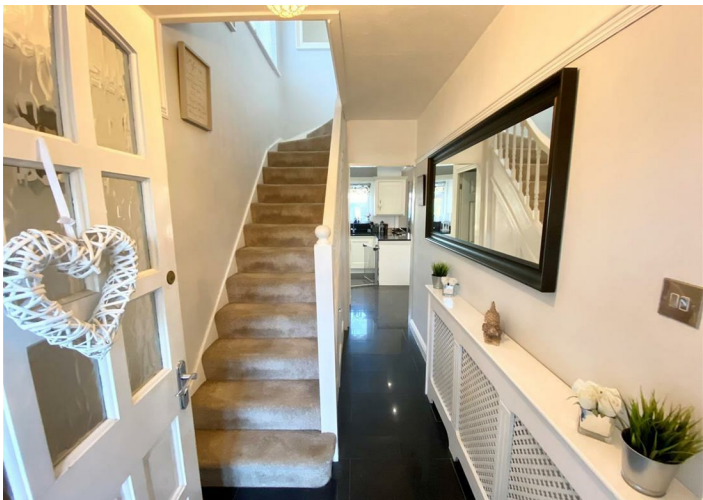
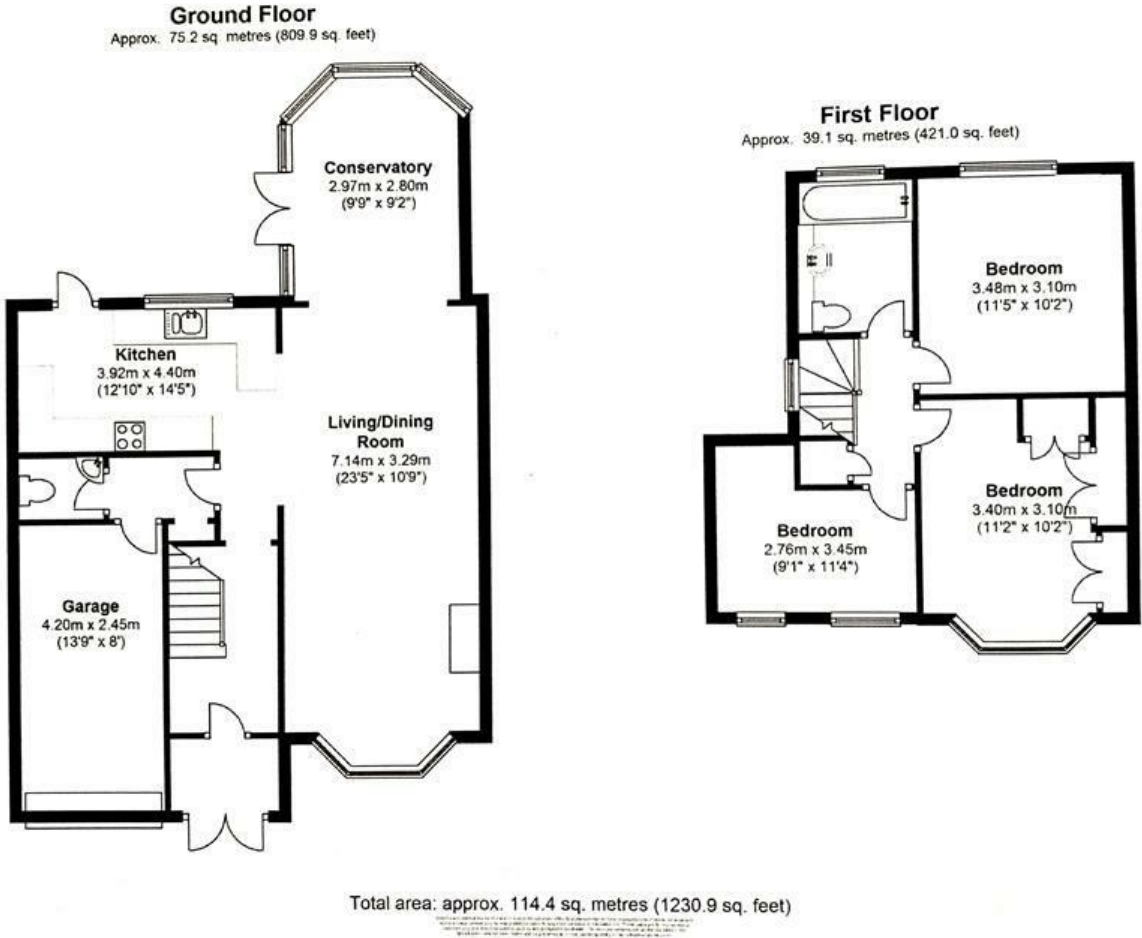
| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                     |
|-----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                     |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |



**£600,000 Freehold**

We are pleased to offer this attractive bay fronted semi-detached family home which has been extended on both the ground and first floor, providing an extra reception room and a much improved third bedroom. The property is tastefully decorated throughout and is with a very short distance of the river Thames towpath and also conveniently located for local bus routes, Hurst Park School and Tesco’s supermarket. The accommodation briefly comprises entrance porch leading the entrance hallway, downstairs cloakroom, through lounge dining room with period fireplace, modern refitted shaker style kitchen with stone work surfaces and some integrated appliances, brick base double glazed conservatory and access to the integral garage with power and light. On the first floor there three double bedrooms, having been extended over the garage. The master bedroom benefits from a range of fitted wardrobes and the family bathroom is a good size. Externally there is a Southerly facing rear garden which is mainly laid to lawn with raised decking, timber shed and log cabin with power and light and the front there is off street parking easily for two vehicles. Viewings are strongly recommended at your earliest convenience.

Hurst Road, West Molesey, Surrey, KT8 1QN



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