

55, Down Street, West Molesey, KT8 2SY

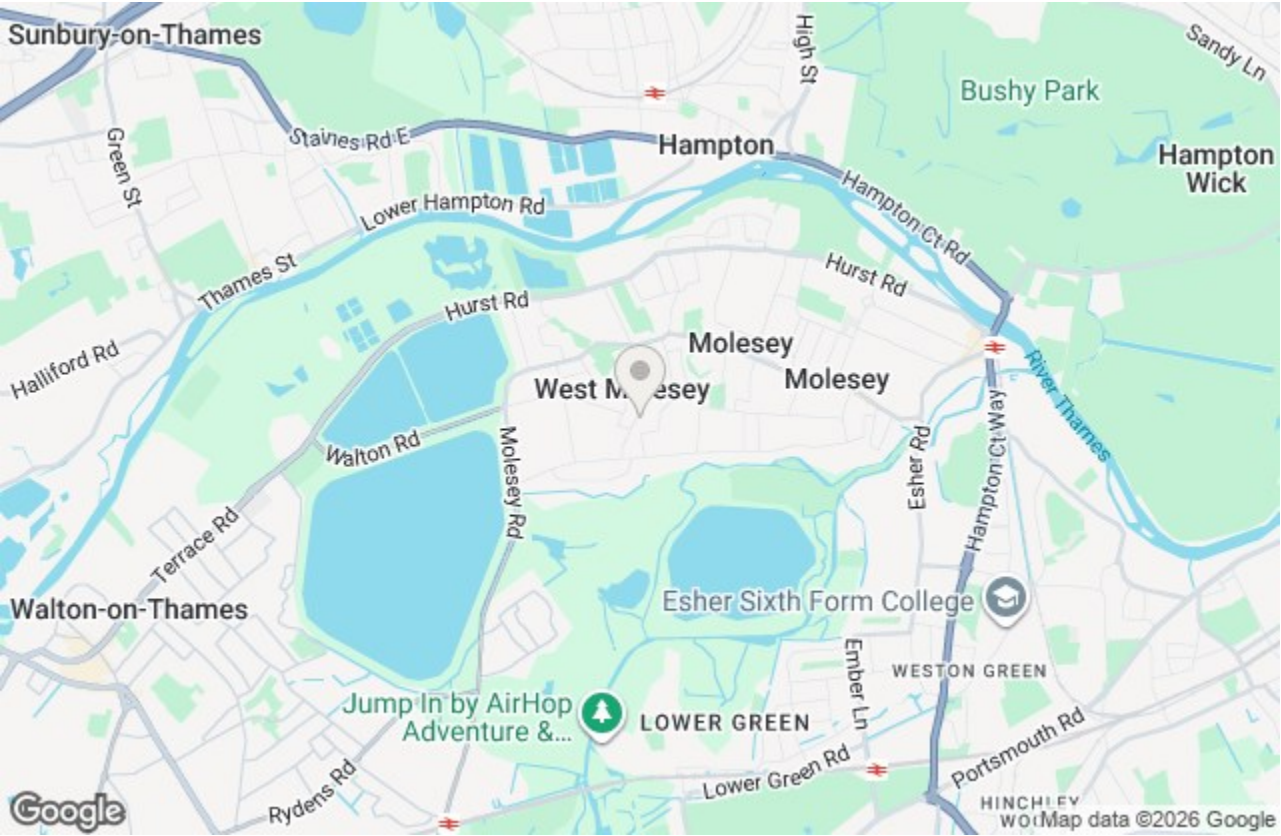
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£475,000 Freehold

Three bedroom end of terrace family home offering generous size accommodation throughout and situated within a short distance of Chandlers Field Primary School. The property briefly comprises two entrance lobby areas, double aspect through lounge dining room with brick fire place and a good size separate kitchen with access to the garden. On the first floor there are three well proportioned double bedrooms and the family bathroom. Externally there is a raised patio garden which is approximately 50 ft in length with a timber workshop and a timber cabin with log burner. Viewings are strongly recommended as this property offers great space for the money.



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