

27, Island Farm Road, West Molesey, Surrey, KT8 2LJ

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	

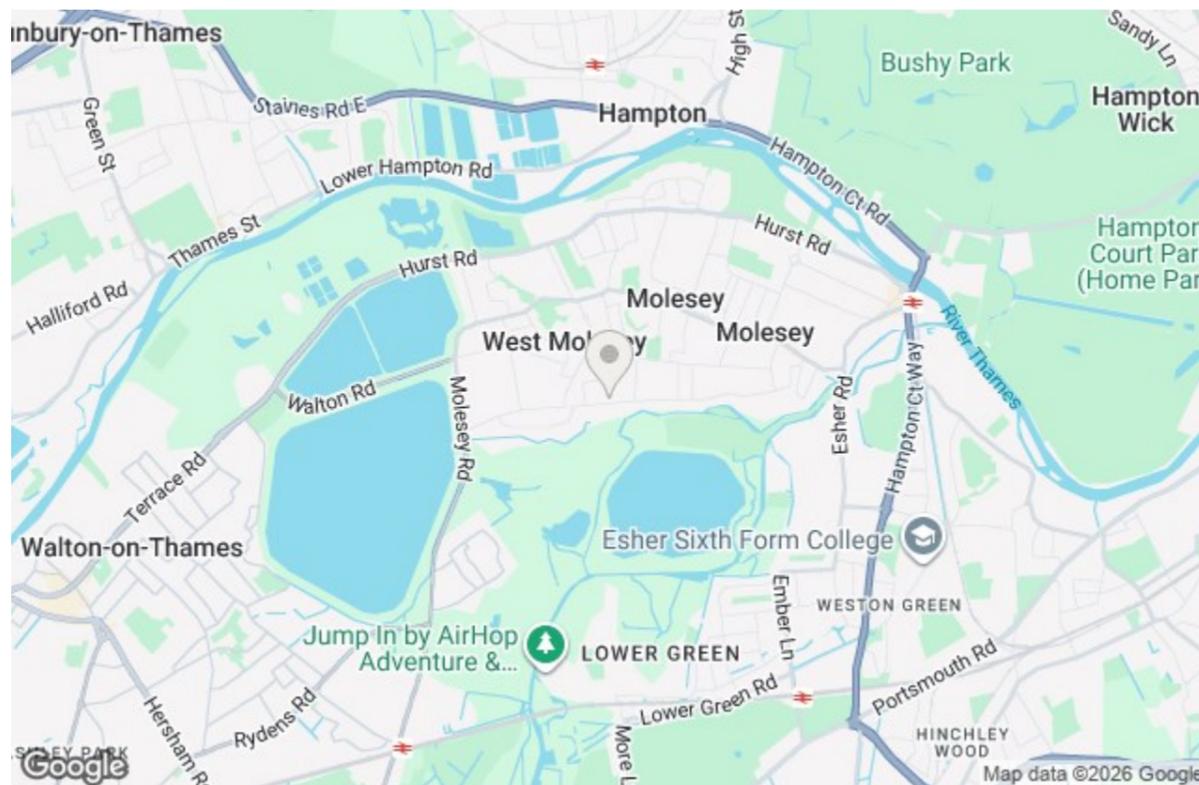
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



£514,500 Freehold

Harmes Turner Brown are pleased to offer this spacious extended three bedroom terraced family home which is situated within a short distance of the River Thames and Molesey village with its local shops, services, schools and Hampton Court train station. There is a nearby bus service connecting with Hampton Court Station (tfl zone 6), Kingston-upon-Thames and Walton. The well presented accommodation briefly comprises:- entrance hallway, spacious lounge with double glazed window, kitchen/breakfast room, dining room with patio doors to garden and a family bathroom off the hallway. On the first floor there are three good sized bedrooms, two double and a single.

Outside the property benefits from a beautifully kept spacious rear garden with lawned and patio areas well stocked with colourful plants and shrubs which offers a degree of privacy backing onto a sports field. There is also a walled front garden offering off street parking. Other benefits are double glazing and gas central heating throughout. Council tax band D. Please contact our East Molesey office on 0208 001 8385 to make an appointment to view.



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- TERRACED FAMILY HOME
- EXTENDED ON THE GROUND FLOOR
- BEAUTIFULLY KEPT REAR GARDEN
- GAS CENTRAL HEATING
- THREE BEDROOMS
- KITCHEN BREAKFAST ROOM
- DOUBLE GLAZING
- OFF STREET PARKING



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