


6, Molesey Road, West Molesey, Surrey, KT8 2HF

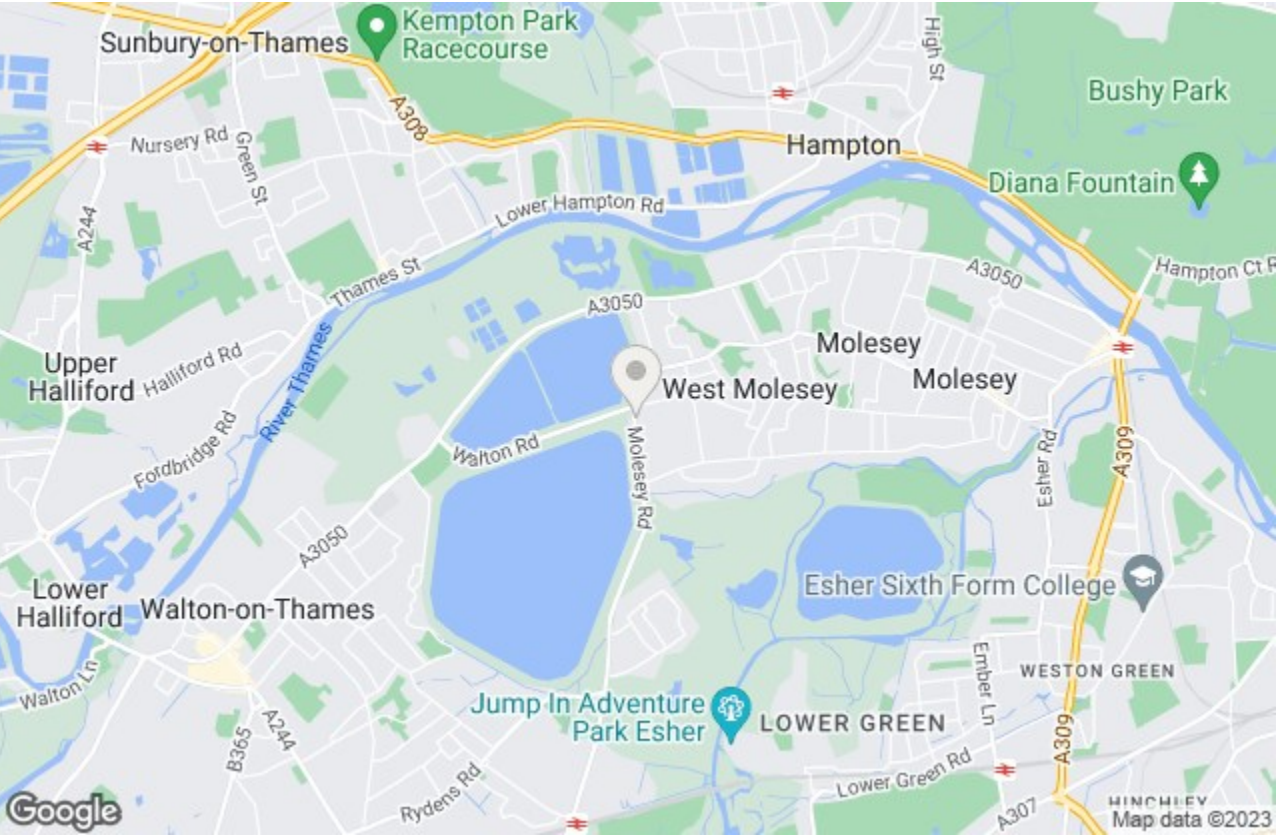
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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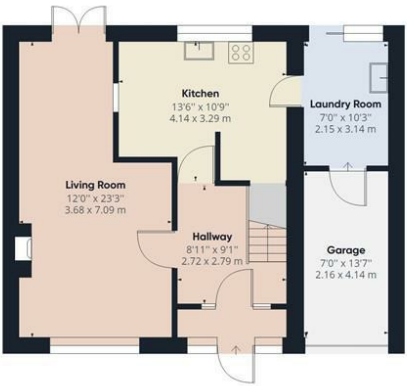


Offers In Excess Of £600,000 Freehold

Harmes Turner Brown are pleased to offer to the market this spacious much loved four bedroom semi-detached home located within easy reach of Hersham railway station and bus routes into Walton-on-Thames, Hampton Court & Kingston-upon-Thames (with comprehensive shopping). Accommodation comprises:- entrance porch, spacious entrance hallway, lounge with fireplace and patio doors to garden, kitchen/breakfast room, utility area, door to rear and access to internal garage. Upstairs there are four bedrooms, three double and one good size single, large family bathroom and a separate WC. Outside to the rear there is a beautiful well kept private mature garden with side access and a wooden log cabin with power and light that has held many a family occasion. To the front is a block paved driveway with off street parking and garden area with mature hedging for privacy. Other benefits include double-glazing and gas central heating throughout, Scope to create more space STPP. This property is a must see to appreciate all it has to offer. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing.



Molesey Road, West Molesey, Surrey, KT8 2HF



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1408.77 ft²
130.88 m²

(1) Excluding balconies and terraces

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

- SEMI-DETACHED FAMILY HOME
- SPACIOUS THROUGHOUT
- BEAUTIFUL MATURE REAR GARDEN
- OFF STREET PARKING
- FOUR BEDROOMS
- GARAGE
- LOG CABIN WITH POWER AND LIGHT

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