

6, Lytcott Drive, West Molesey, Surrey, KT8 2TJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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	

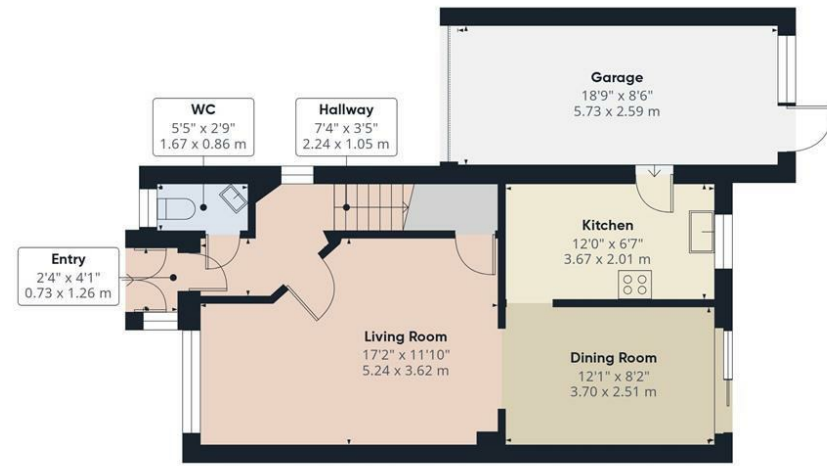
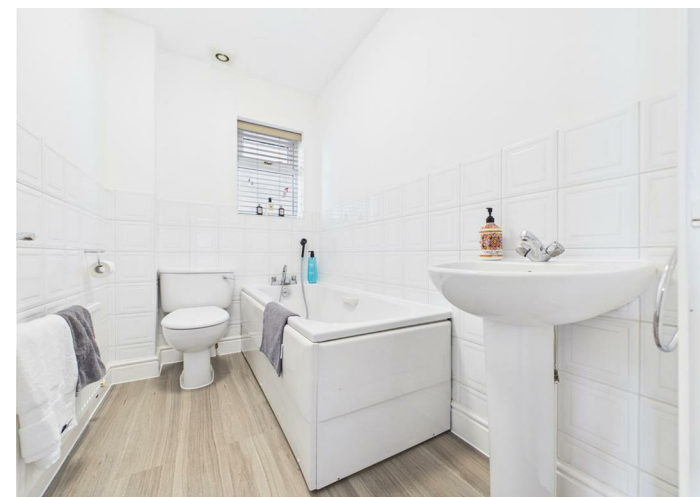


£679,950 Freehold

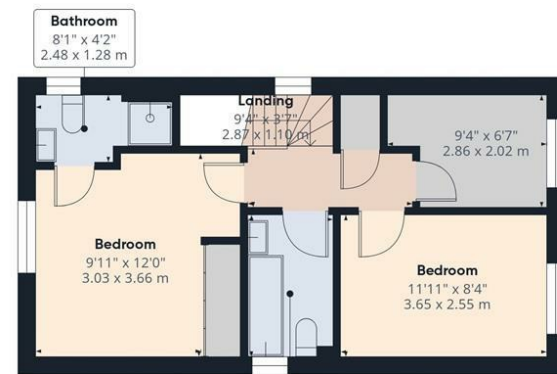
We are pleased to offer this modern three bedroom detached family home situated on the popular Bishop Fox development, which was built by Messrs Church Homes back in the 1990's. The property is offered in good order having recently been redecorated throughout with new flooring and briefly comprises:- enclosed entrance porch, entrance hallway, downstairs cloakroom, lounge with separate dining room and a modern refitted kitchen with door to the attached garage. Off the first floor landing, the master bedroom benefits from fitted wardrobes and a modern en-suite shower room, there is a second double bedroom, a good size single bedroom and the family bathroom which is fitted with a white suite with chrome furnishings. Externally is an open plan front garden with private drive to attached garage with power and light and there is an east facing garden which is approximately 35ft x 35ft. Viewings strongly recommended by calling our East Molesey office on 0208 001 8385. No onward chain. Council tax band F.



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Approximate total area⁽¹⁾
1018 ft²
94.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- MASTER BEDROOM WITH EN-SUITE
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- GOOD DECORATIVE ORDER THROUGHOUT
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- PRIVATE DRIVE TO GARAGE
- MODERN REFITTED KITCHEN
- TWO RECEPTION ROOMS
- POPULAR DEVELOPMENT

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