


1, Grafton Way, West Molesey, KT8 2NW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
England & Wales	EU Directive 2002/91/EC	

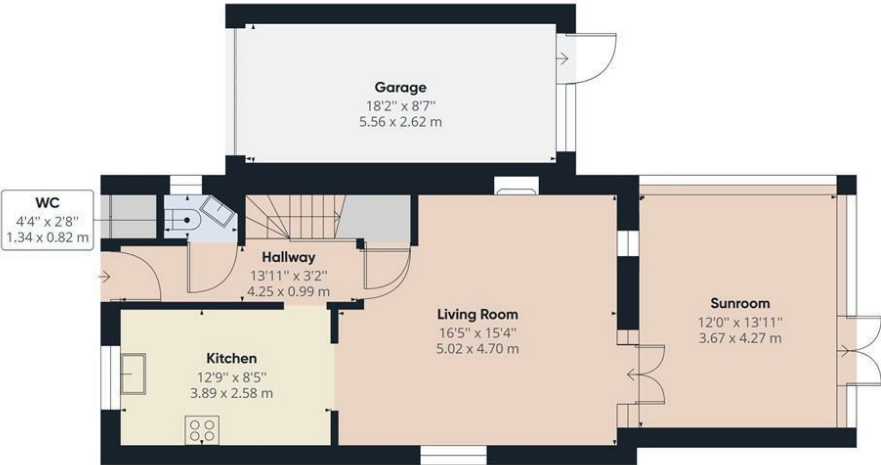


£650,000 Freehold

We are pleased to offer this modern three bedroom linked detached home that was built by Charles Church in the early to mid 1990s which is situated on the ever popular Bishop Fox development. The accommodation is divided over two floor which briefly comprises entrance hallway, downstairs cloakroom, shaker style kitchen, spacious living room which leads to a good size brick base conservatory. On the first floor there is a generous master bedroom with built in wardrobes and an en-suite shower room. There is a good size second double bedroom, a single bedroom and of course the main bathroom with chrome furnishing and natural stone tiling. Externally there is a drive leading to the attached garage and an enclosed rear garden with two brick block patio areas with a lawn. Viewings are strongly recommended at your earliest convenience. No onward chain. Tax Band F £3119 PA.



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Approximate total area⁽¹⁾
1205.93 ft²
112.03 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

- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- LARGE CONSERVATORY
- EN-SUITE SHOWER ROOM
- DOUBLE GLAZING
- GARAGE
- POPULAR LOCATION
- DOWNSTAIRS CLOAKROOM

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