

Beauchamp Road, West Molesey, Surrey, KT8 2PG

| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 81 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|-----------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

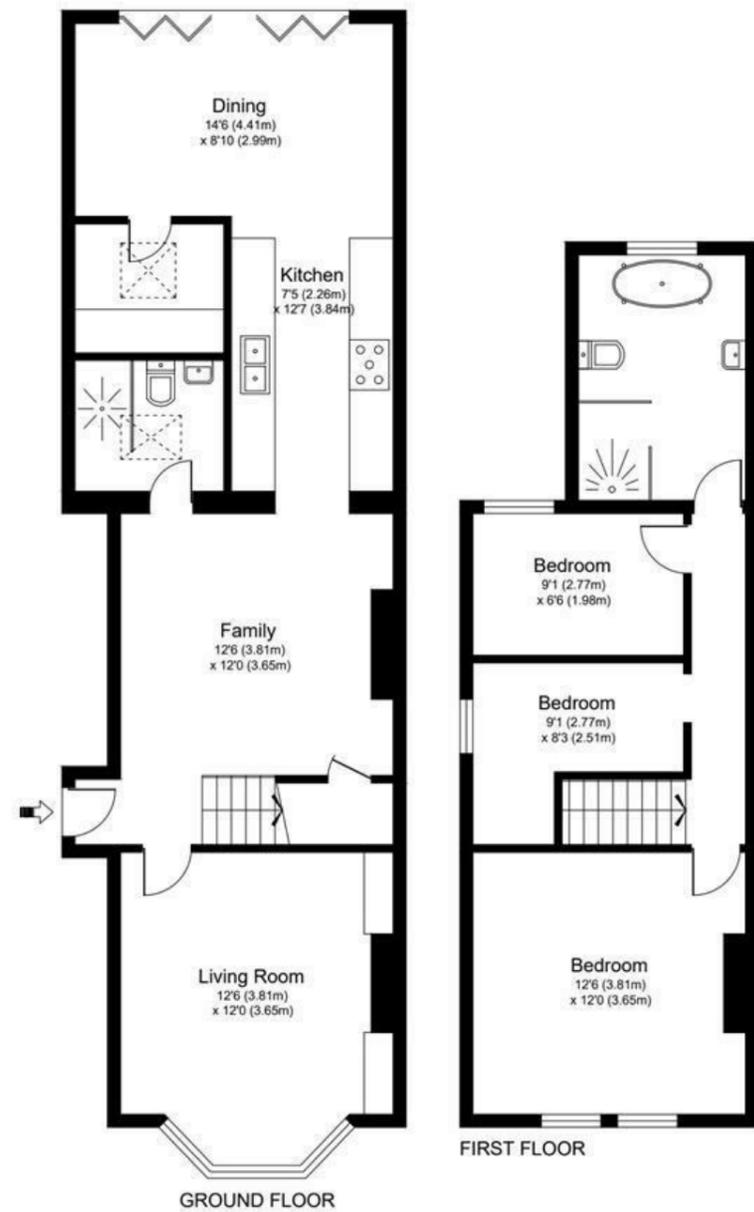


£950,000 Freehold

Harmes Turner Brown are pleased to offer to the market this beautifully presented extended and much improved three bedroom detached Victorian house. Situated on a popular tree lined residential road on the borders of East Molesey close to sought after primary schools & within ½ mile of the village shops and a mile of Hampton Court Station. Accommodation comprises: Entrance hallway, Lounge with bay window, Open fire place, Wooden floors, Second reception room with fire place, built in storage space leading to modern shaker style kitchen with white quartz worktops, Extended dining family space with bi-fold doors opening onto garden, Utility room, Modern shower room. Upstairs there are three bedrooms, Master with built in storage space, Stunning family bathroom. Outside there is a approx. 70ft rear garden mostly laid to lawn with patio area stepping down onto lawn leading to a BBQ area at the end of the garden, Side access. To the front there is off street parking for one car. Other benefits include Sash double glazing and gas central heating throughout. Council Tax Band E.

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BEAUCHAMP ROAD, WEST MOLESEY, KT8



Approximate Gross Internal Floor Area: 101 m sq / 1085 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- DETACHED VICTORIAN HOUSE
- EXTENDED DINING FAMILY SPACE
- TWO BATHROOM
- POPULAR ROAD
- THREE BEDROOMS
- TWO RECEPTIONS
- APPROX 70FT REAR GARDEN
- SASH UPVC WINDOWS

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

