

Pool Road, West Molesey, Surrey, KT8 2HE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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	



Offers In Excess Of £525,000 Freehold

We are pleased to offer this three bedroom family home which is situated within close proximity of Molesey Heath, public transport links and about 1.4 miles to Hersham mainline station. The property is well presented and briefly comprises entrance hallway, though lounge dining room with solid fuel wood burner, good size modern fitted kitchen with stone work surfaces. On the first floor there are two double bedrooms, a single room and the family bathroom. Externally there is south facing rear garden approximately 70ft in length with pedestrian side access to the front, where there is off street parking comfortably for at least two cars. Other features include gas central heating and double glazing. Council Tax Band:E Annual Price: £2,638.81.

Pool Road, West Molesey, Surrey, KT8 2HE

POOL ROAD, WEST MOLESEY, KT8



Approximate Gross Internal Floor Area: 89 m sq / 960 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.

- THREE BEDROOMS
- 70FT SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING
- THROUGH LOUNGE
- OFF STREET PARKING
- DOUBLE GLAZING

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

