

The Dene, West Molesey, Surrey, KT8 2HL

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(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	

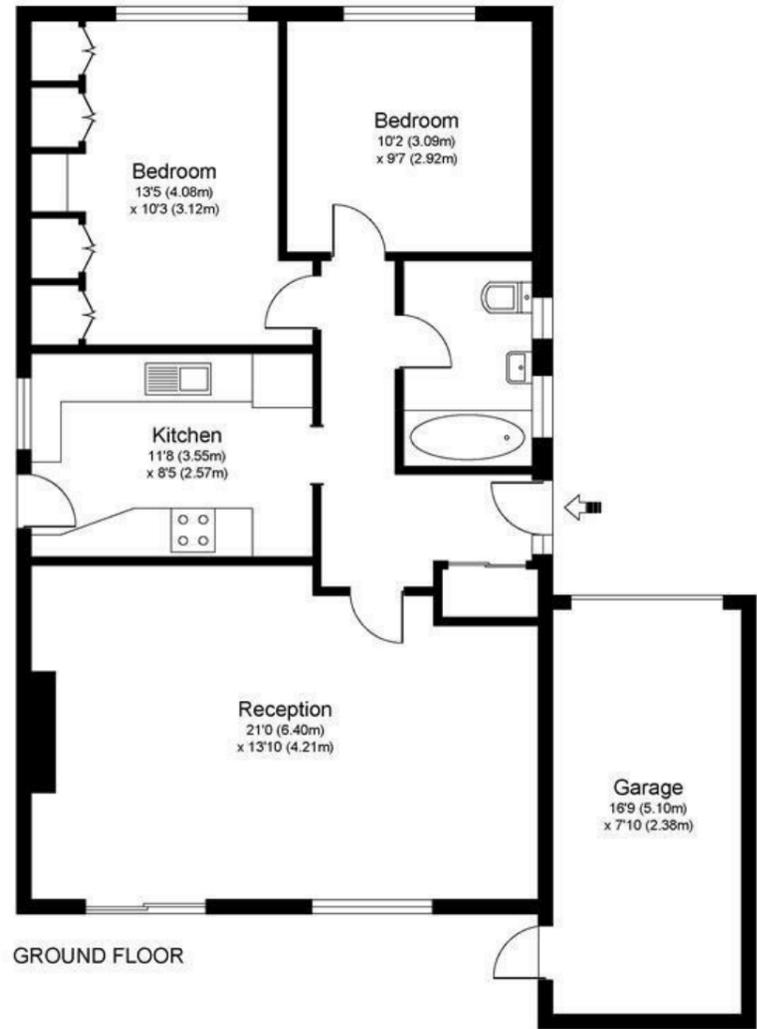


£495,000 Freehold

Harmes Turner Brown are pleased to offer this two bedroom detached bungalow which is tucked away in a quiet cul de sac location on a wide plot with ample parking, garage and potential to extend (STPP). The accommodation comprises entrance hallway with storage space and access to the loft, lounge/dining room at the rear with gas coal fireplace and patio doors to the garden, modern shaker style kitchen, two double bedrooms, the master with fitted wardrobes and a modern refitted bathroom. Externally is an attractive landscaped garden which is approximately 80ft in length whilst to the front there is a brick block paved driveway providing parking for at least four vehicles, in addition to the garage with a split level garden area. Viewings are strongly recommended at your earliest convenience.

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THE DANE KT8



Approximate Gross Internal Floor Area: 68 m sq / 730 sq ft
 Garage Area: 12 m sq / 134 sq ft
 Total Area : 80 m sq / 865 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.

- AMPLE PARKING
- WIDE PLOT
- DOUBLE GLAZING
- QUIET CUL DE SAC
- GARAGE
- GAS CENTRAL HEATING

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

