

3, St. Peters Road, West Molesey, KT8 2QE

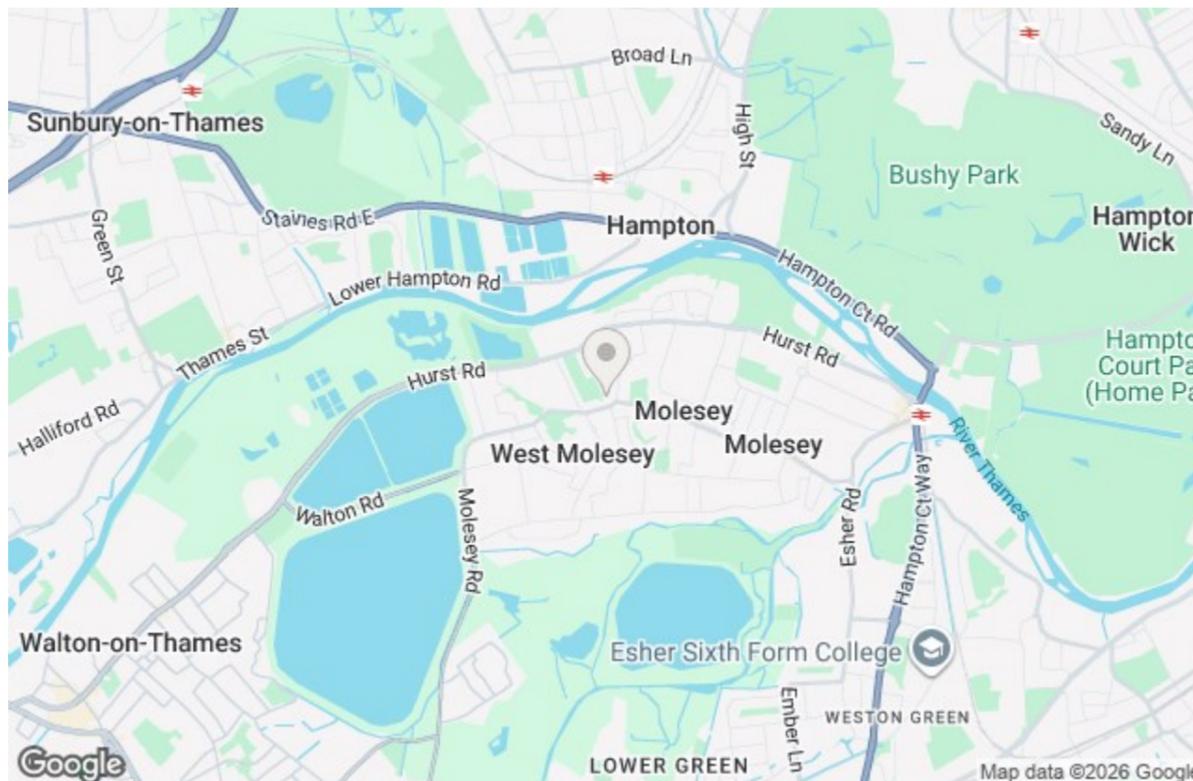
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		



£572,500 Freehold

Harmes Turner Brown are pleased to offer this beautiful two bedroom period home which is situated in a small cul-de-sac close to St Peters church and High Street shops. The property boasts many period features complemented with generous size accommodation throughout briefly comprising:- lounge and separate dining room with wood flooring and brick exposed chimney breasts, dining room with wood burner, there is a rustic style kitchen with a good range of cupboards at base and eye level with a range style cooker and French doors to the rear garden. The bathroom is also on the ground floor and is fitted with roll top bath and separate shower unit. On the first floor there are two generous double bedrooms both with period feature fireplaces. Externally there is a small enclosed front garden and a west facing garden with patio, artificial lawn and timber log cabin with power and light which is 3.6 meters square. Viewings strongly recommended at your earliest convenience. No onward chain. Council tax band D.



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Approximate total area⁽¹⁾
843 ft²
78.3 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



- TWO GOOD SIZE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- QUIET CUL DE SAC
- GAS CENTRAL HEATING
- GARDEN CABIN WITH POWER AND LIGHT
- NO ONWARD CHAIN
- MANY ATTRACTIVE PERIOD FEATURES

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

