


58, Cambridge Road, West Molesey, KT8 2AX

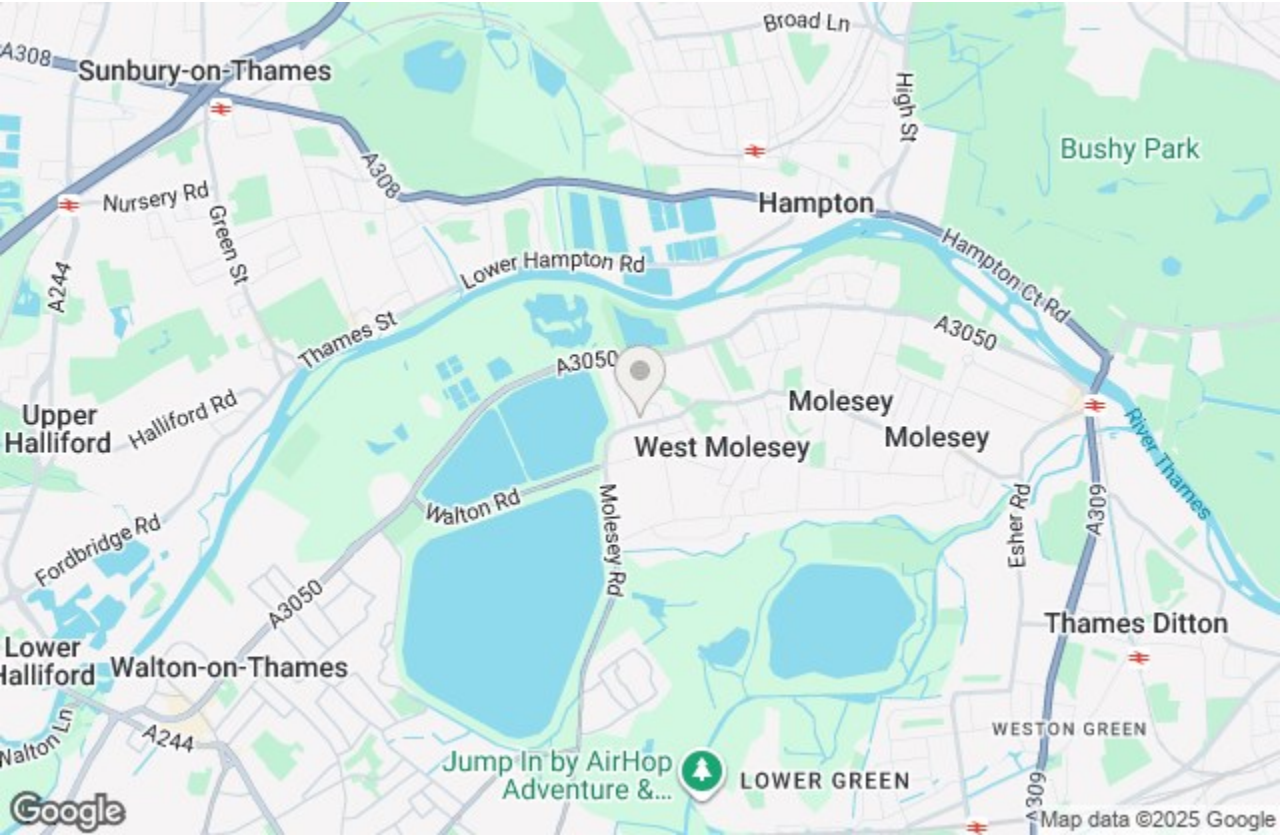
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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
		

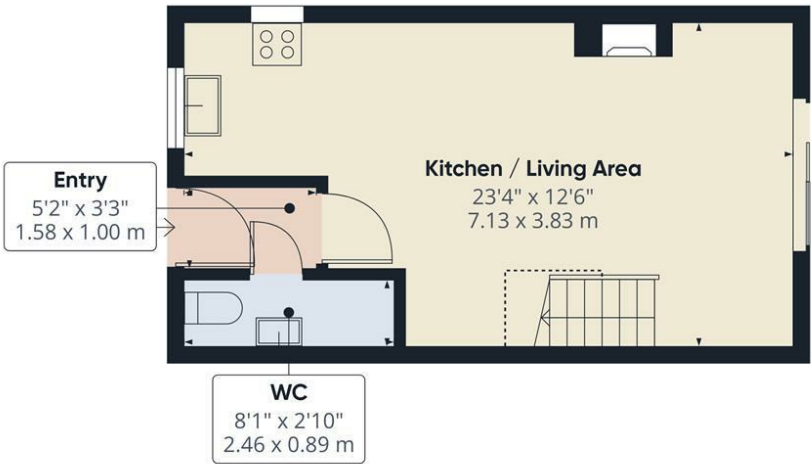


£425,000 Freehold

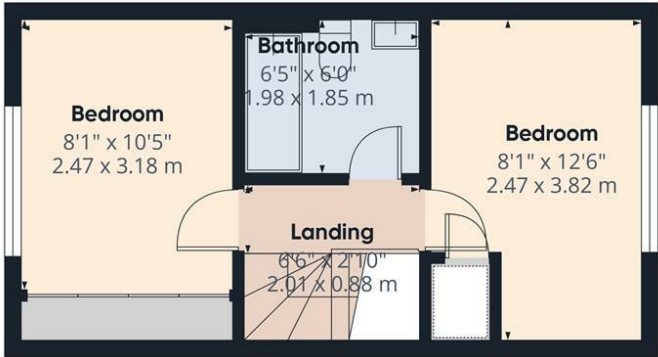
We are pleased to offer this modern two bedroom terrace home which is situated in a cul-de-sac on the popular Bishop Fox development. The property has recently been totally refurbished throughout to a very high standard and briefly comprises entrance hallway, downstairs cloakroom, to rear there is a bright and airy living space with a modern open plan shaker style kitchen with fitted integrated appliances. Off the first floor landing there are two double bedrooms one with generous built in wardrobe space and there is a modern white bathroom suite with chrome furnishings. Externally is a West facing garden which is mainly laid to lawn with patio and rear pedestrian access whilst to the front is an enclosed garden with two allocated parking spaces nearby. Viewing recommended at your earliest convenience.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
541 ft²
50.3 m²

Reduced headroom
11 ft²
1 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

- MODERN SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- MODERN BATHROOM
- TWO PARKING SPACES
- DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- WEST FACING GARDEN

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

