

27, Balmoral Crescent, West Molesey, KT8 1QA

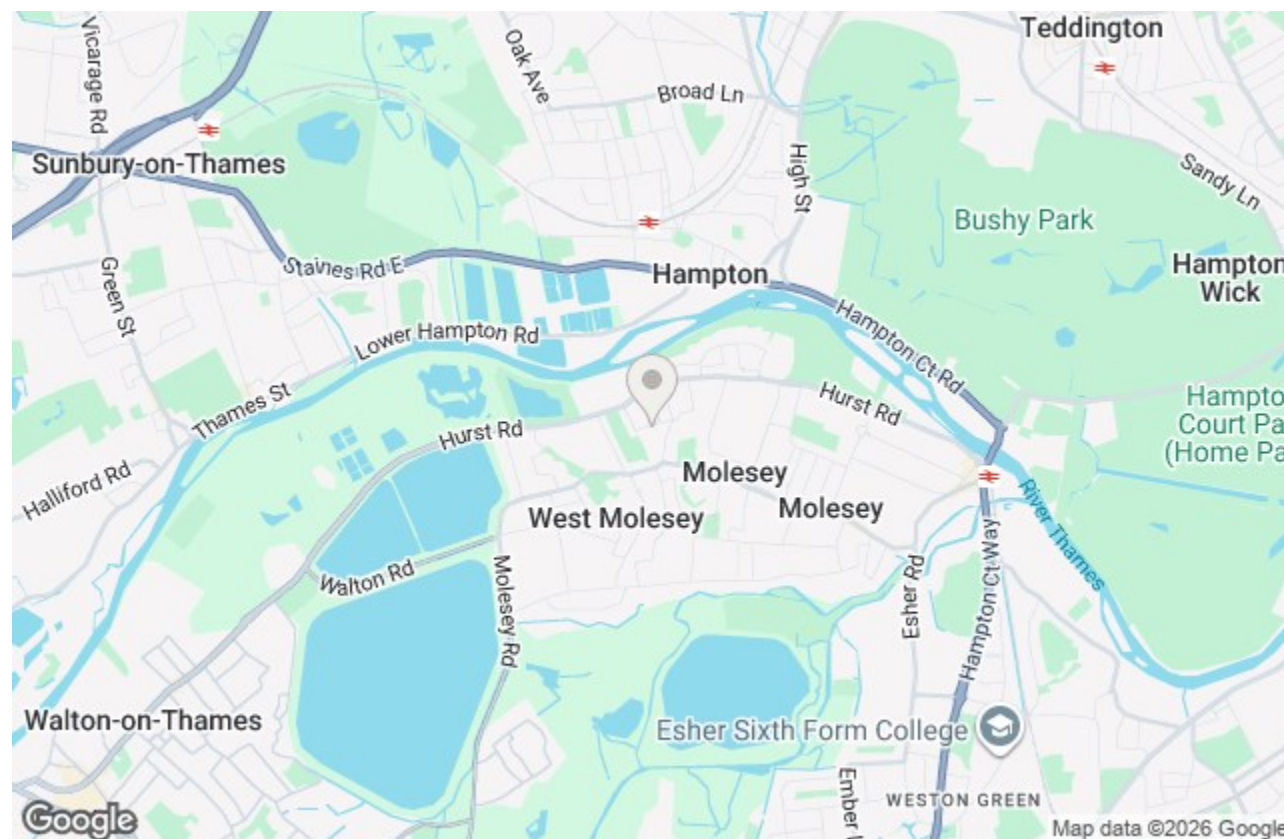
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales	EU Directive 2002/91/EC	

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	

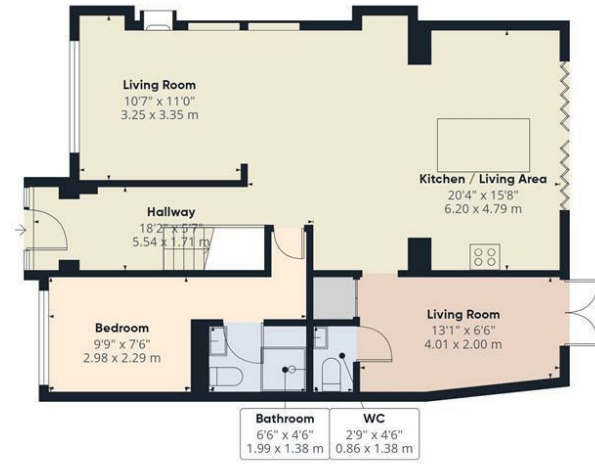


£900,000 Freehold

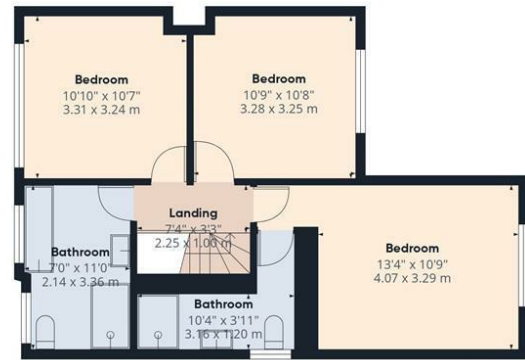
Harmes Turner Brown are pleased to offer this very well presented, extended four bedroom semi-detached family home which is situated in a desirable tree line road. The accommodation is divided over two floors and briefly comprises:- long entrance hallway with engineered oak floor which is laid though the large open plan double aspect living area with wood burner, modern fitted kitchen with Island unit and bi-folding door which leads to the raised split level decking area. There is also a separate office with French doors to the garden, downstairs cloakroom and a guest double bedroom with en-suite shower room. On the first floor the master bedroom benefits from an en-suite shower room and there are two further double bedrooms and a beautiful spacious four piece bathroom suite with roll top bath. Externally the property boasts a beautiful established garden which is approximately 120ft in length which is mainly laid to lawn with a large split level decking, patio and two timber out buildings. to the front there is off street parking comfortably for two cars. Internal viewings are strongly recommended at your earliest convenience.



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Floor 0



Floor 1

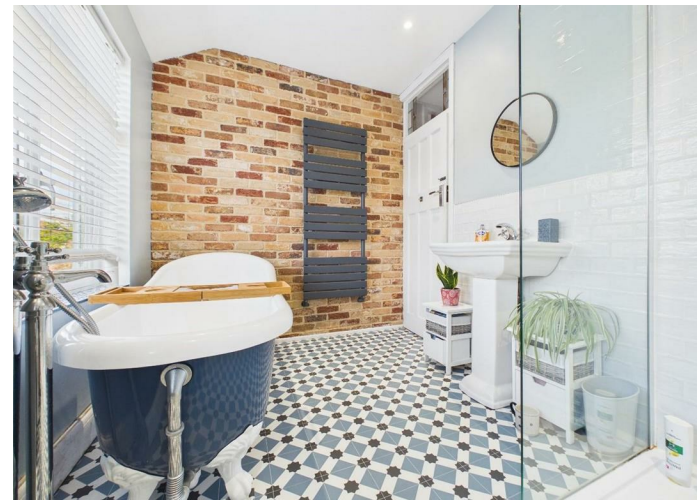


Approximate total area⁽¹⁾
1316 ft²
122.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



- FOUR DOUBLE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- OFFICE/STUDY
- EXCELLENT CONDITION THROUGHOUT
- POPULAR TREE LINED ROAD
- TWO EN-SUITE SHOWER ROOM
- 120FT SOUTH FACING GARDEN
- OFF STREET PARKING
- LARGE FOUR PIECE FAMILY BATHROOM
- MODERN OPEN PLAN KITCHEN

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

