




98, Down Street, West Molesey, KT8 2TE

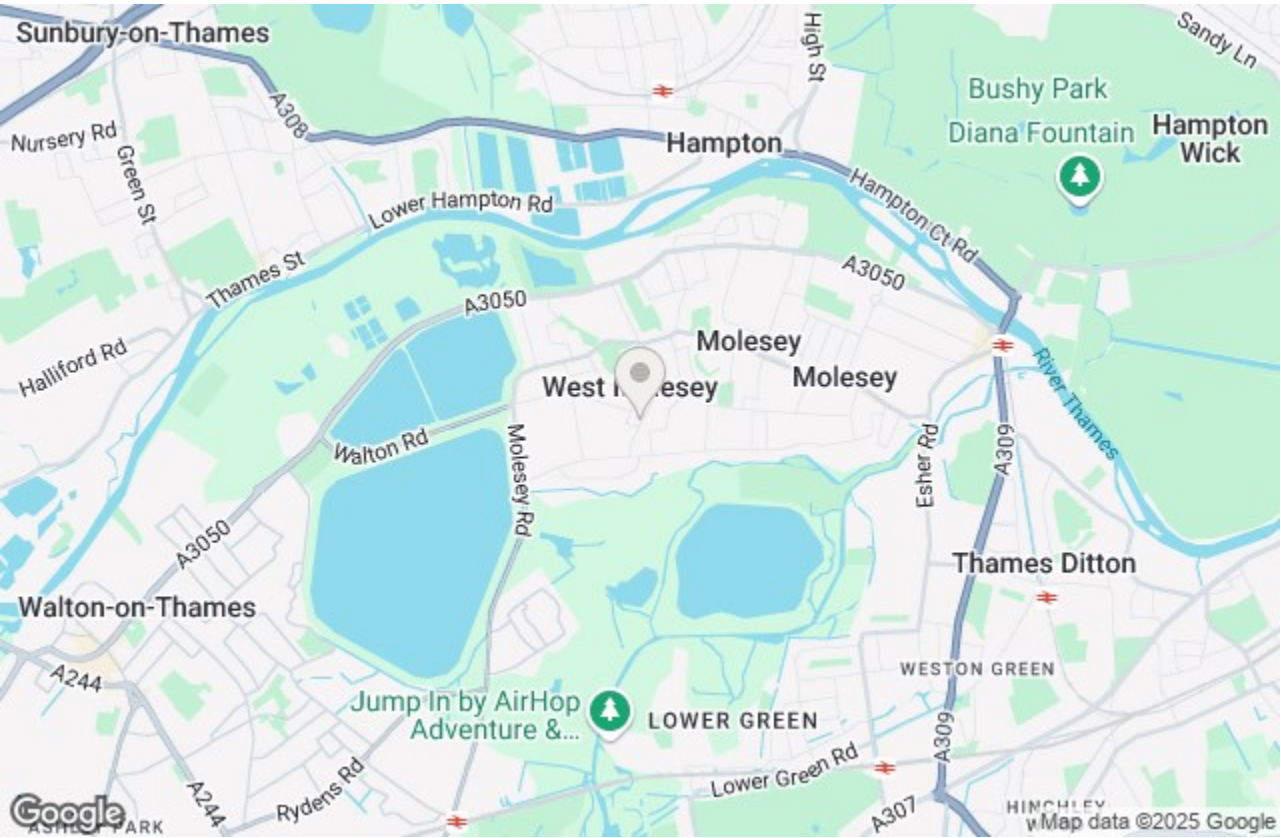
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<div>England & Wales</div> <div>EU Directive 2002/91/EC </div>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	<div>40</div>	<div>87</div>
(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 

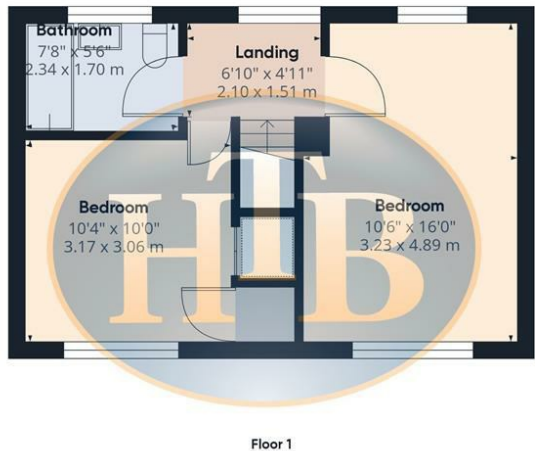
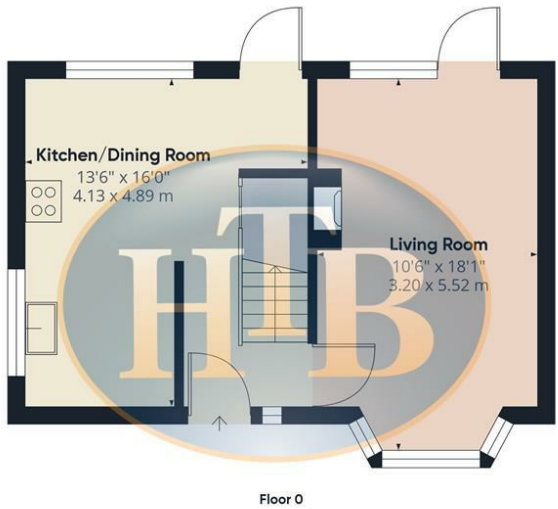


Offers In Excess Of £450,000 Freehold

Harmes Turner Brown are pleased to offer to the market this deceptively spacious two bedroom end of terrace home which is conveniently located close to local shops, schools & bus routes to East Molesey, Hampton Court & Kingston (with comprehensive shopping). The property comprises entrance hallway, modern refitted kitchen/dining room and a separate double aspect living room. On the first floor there is a generous master bedroom, a second double bedroom & the family bathroom. Externally there is a wide westerly facing rear garden mostly laid to lawn with patio, approximately 85ft in length. To the front there is a brick block paved driveway providing off road parking for three vehicles. Other benefits include double glazing and a brand new boiler. Viewings strongly recommended.



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Approximate total area¹⁾
751.54 ft²
69.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

- TWO DOUBLE BEDROOMS
- OFF STREET PARKING FOR THREE VEHICLES
- DOUBLE GLAZING
- DOUBLE ASPECT LOUNGE
- LARGE 85 FT WEST FACING GARDEN
- MODERN REFITTED KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- GENEROUS ACCOMMODATION

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

