

Dennis Road, East Molesey, Surrey, KT8 9EE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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	



£565,000 Freehold

Harmes Turner Brown are pleased to offer to the market this pretty Victorian terraced cottage located in a popular road in East Molesey village. Accommodation comprises lounge with open fire place, a kitchen/dining area leading to inner hallway and a modern family bathroom. To the front of the property is a pretty enclosed garden with path leading to the entrance and at the rear there is an attractive private rear garden with an extra added bonus of a studio/garden room with power and light. and storage area behind for garden tools etc. Ascending the stairs to the first floor landing, there are two well proportioned bright and airy bedrooms, both with built in storage space.

The property offers scope to further extend, including into the loft, subject to the usual consents. This wonderful property is located in close proximity to a range of highly regarded state and independent schools, including the renowned St Albans Primary School, The Orchard Infants and St Lawrence Junior School. With its close proximity to Bridge Road, Hampton Court Palace, Bushy Park and the River Thames, there is a range of amenities on offer while Hampton Court Railway Station provides direct access into London Waterloo. The A3 and M25 are just a short drive away, giving access to both Heathrow and Gatwick Airports.

Early viewings are recommended by calling our East Molesey branch on 0208 001 8385.

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DENNIS ROAD KT8



Approximate Gross Internal Floor Area: 56 m sq / 605 sq ft
 Office / Studio Area: 6 m sq / 68 sq ft
 Total Area : 62 m sq / 673 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.

- VICTORIAN TERRACE COTTAGE
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- WALKING DISTANCE OF HAMPTON COURT STATION
- TWO DOUBLE BEDROOMS
- GARDEN STUDIO
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES

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

