

40, Rosemary Avenue, West Molesey, KT8 1QE

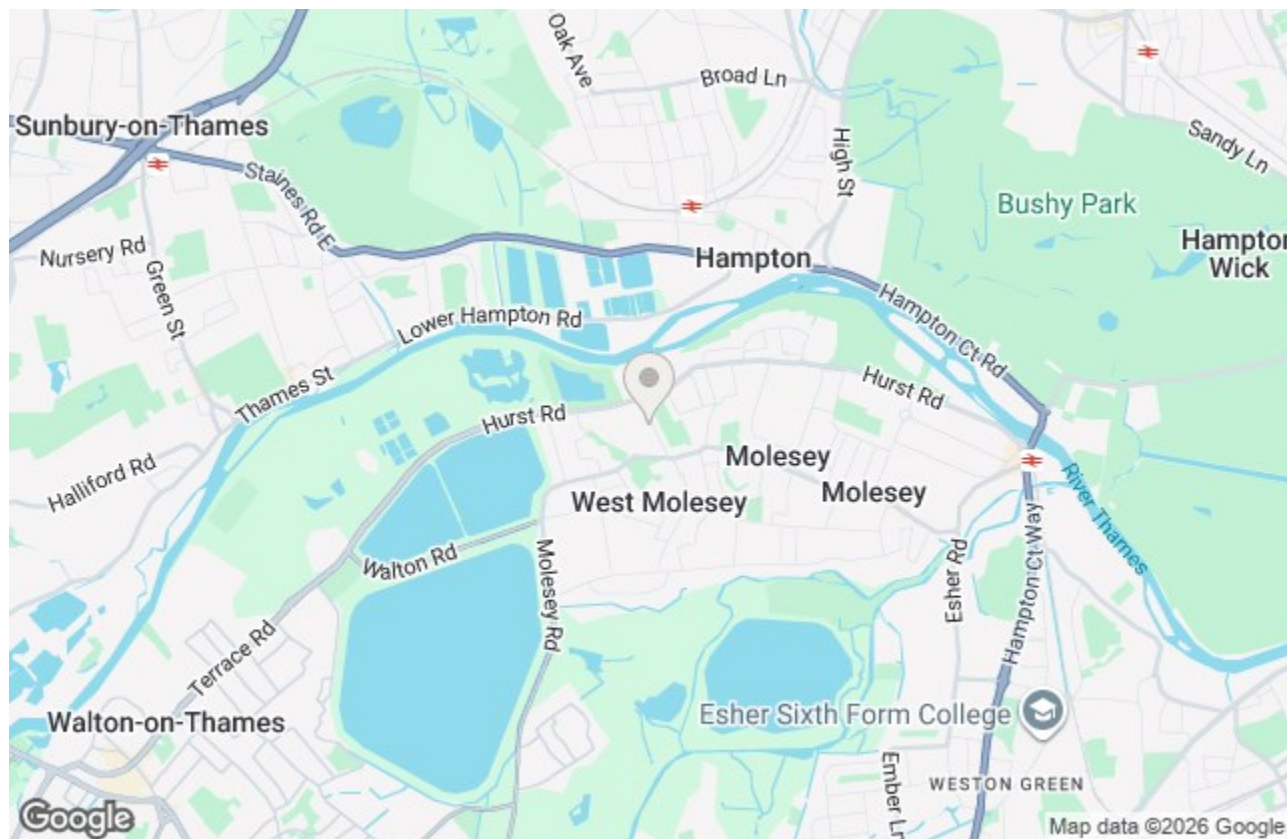
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	74
England & Wales	EU Directive 2002/91/EC		

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		

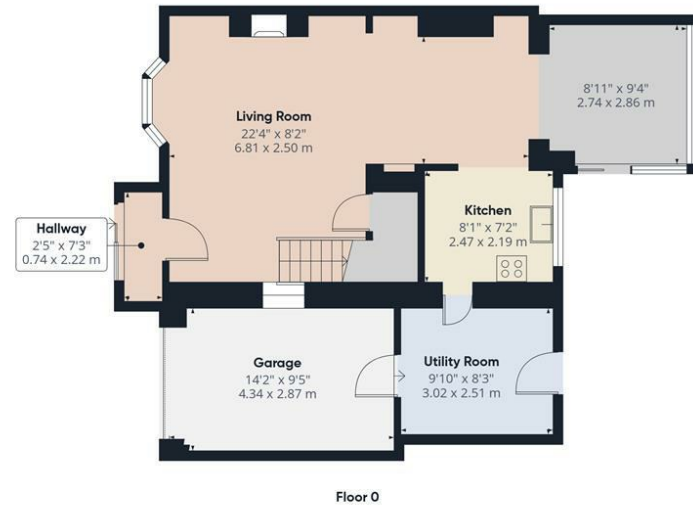


£525,000 Freehold

We are pleased to offer this three bedroom extended semi-detached family home which is situated in a popular residential road within a short distance of the river Thames and Hurst Park Primary school. The property is in need of total modernisation and therefore is reflected in the price. The accommodation briefly comprises entrance porch to an open lounge dining room and then on to an extension. There is a small kitchen with a large separate utility room with door to the rear of the garage. On the first floor there are two double bedrooms, a single bedroom and of course the bathroom. Externally there is a Westerly facing garden approximately 40ft in length and to the front is a walled garden with drive way to garage. Council tax band D £2443 P.A



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Floor 0



Floor 1



Approximate total area¹⁾
1059 ft²
98.4 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



- IN NEED OF TOTAL REFURBISHMENT
- THREE RECEPTION AREAS
- DRIVE AND GARAGE

- WEST FACING REAR GARDEN
- UTILITY ROOM
- POTENTIAL EXTEND STPP

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 errors and omissions and they do not form part of any contract

