

## 22, Kings Chase, East Molesey, Surrey, KT8 9DG

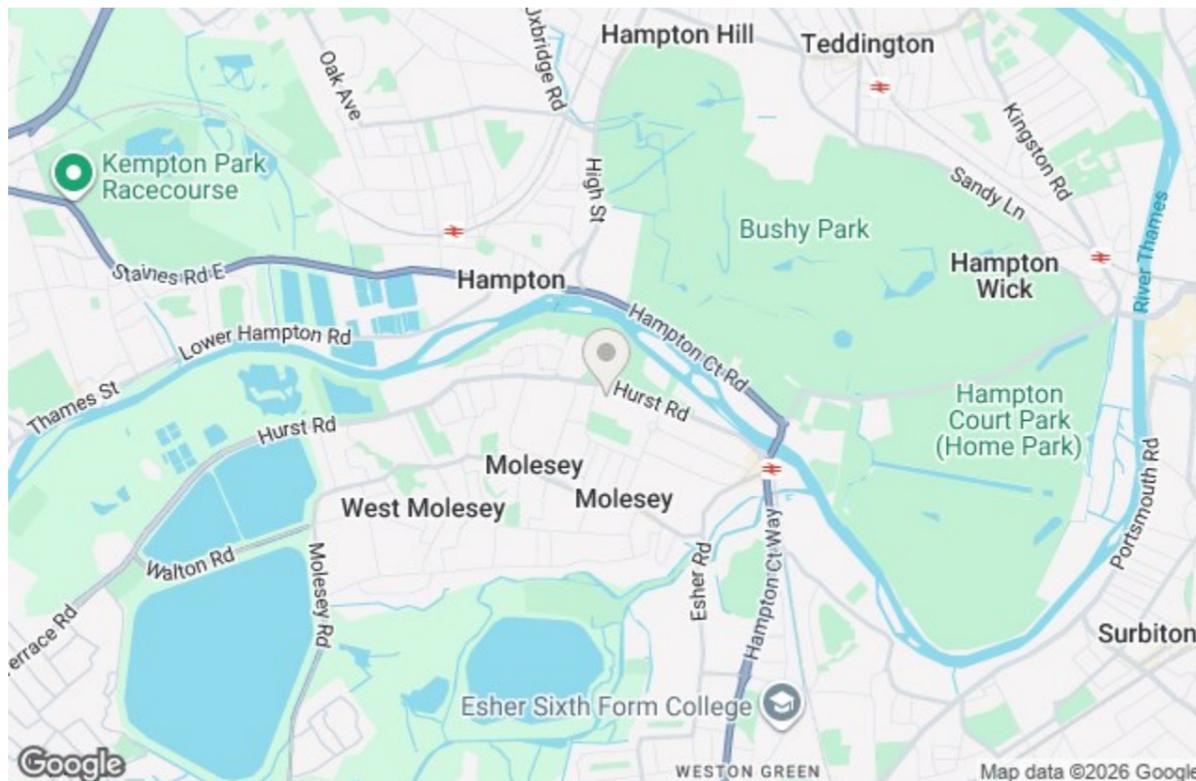
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

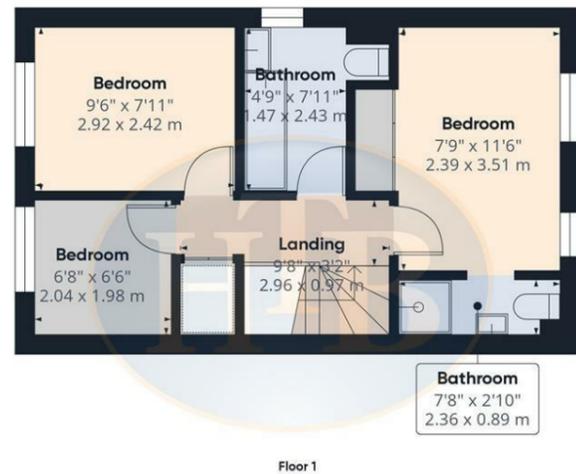
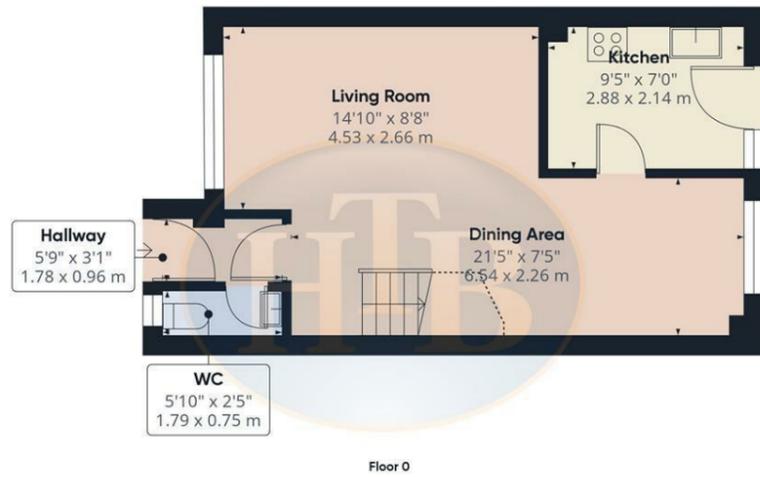


### Offers In Excess Of £575,000 Freehold

We are pleased to offer this modern three bedroom semi-detached home which was built in the mid 1980s. The property is situated in the corner of a cul-de-sac location on the ever popular Kings Chase development which is within a short distance of Hurst Park Meadows, the River Thames, the Pavilion Health Club and Hampton Court with its mainline station to London. One notable feature to immediately bring to attention is that the property benefits from having a detached double garage with power, unlike any of the other properties on this development. The accommodation is well presented but is in need of some modernisation and briefly comprises entrance hall, downstairs cloakroom, double aspect lounge dining room with separate kitchen. On the first floor the master bedrooms benefits from fitted wardrobe space and an en-suite shower room, second double bedroom, a single and the main bathroom. The property has been fitted with a new gas boiler which was fitted in August 2025. Externally there is an open plan front garden with double garage and to the rear is an East facing garden approximately 40ft in length. Viewings strongly recommended at your earliest convenience. Tax band E £2986 PA.



# Kings Chase, East Molesey, Surrey, KT8 9DG



Approximate total area<sup>®</sup>  
691.28 ft<sup>2</sup>  
64.22 m<sup>2</sup>

Reduced headroom  
15.94 ft<sup>2</sup>  
1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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



- DOUBLE GARAGE
- CLOSE TO HURST MEADOWS AND RIVER THAMES
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- NEW GAS BOILER FITTED IN AUGUST 2025

- CUL-DE-SAC
- SHORT DISTANCE OF HAMPTON COURT AND MAINLINE STATION
- EN-SUITE SHOWER ROOM
- POPULAR DEVELOPMENT

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