

Dennis Road, East Molesey, Surrey, KT8 9EE

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

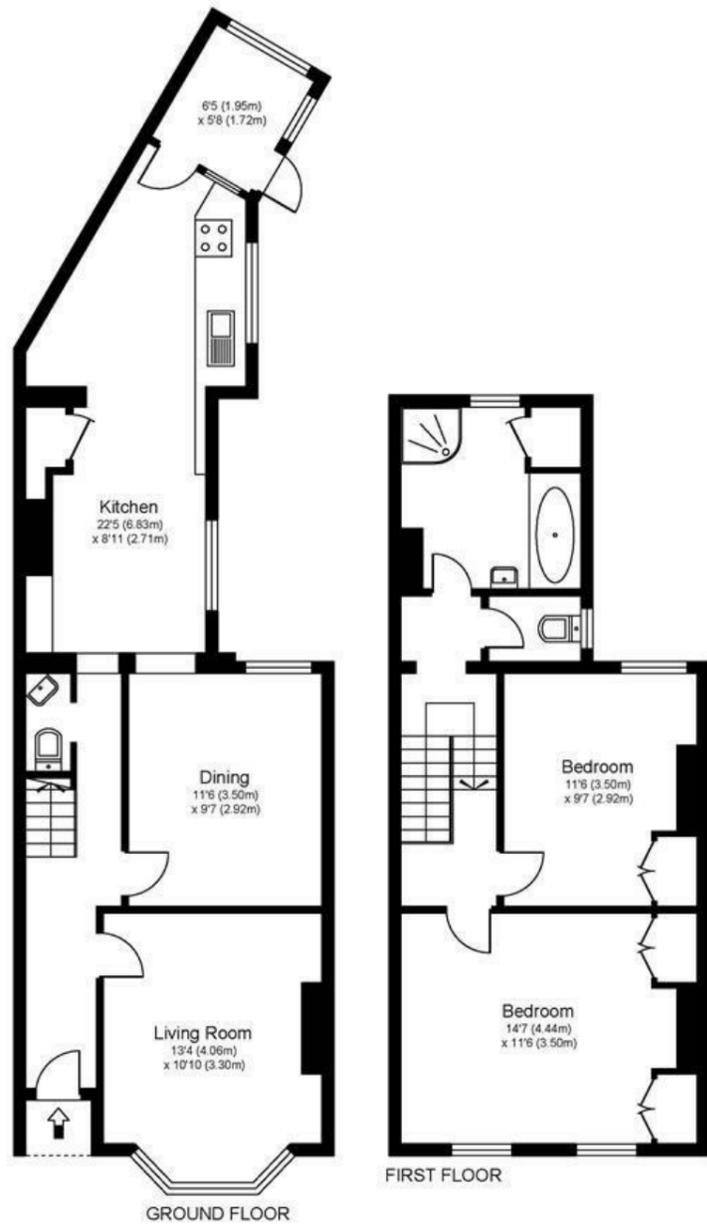


£525,000 Freehold

Harmes Turner Brown are pleased to offer to the market this two double bedroom mid terrace Victorian house located in the very popular Dennis Road, which is a quiet residential street within short walking distance of East Molesey High Street, Hampton Court Railway Station & village. The local area has an abundance of local amenities, enjoys superb schooling options as well as many open acres of parkland found in Hurst Park, Bushy Park and Molesey Heath nature reserve. Accommodation comprises:- entrance hallway, lounge with bay window and fire place, dining room/second reception, extended kitchen/dining room, and downstairs WC. Upstairs there are two double bedrooms both with built in storage and a family bathroom with white suite. Outside to the rear is a mature rear garden mostly laid to lawn and a front garden which could be converted to provide off street parking. Other benefits include double glazed sash style windows and gas central heating throughout. Although the property could benefit with some updating, it offers huge potential to extend and create more space STPP. Please contact our East Molesey office on 0208 001 8385 to arrange an appointment to view. Council tax band D. £2159.00 25% discount for single occupancy.

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DENNIS ROAD, EAST MOLESEY, KT8



Approximate Gross Internal Floor Area: 93 m sq / 1003 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 HOUSE
- TWO RECEPTIONS
- END OF CHAIN
- SOUGHT AFTER LOCATION
- DOUBLE GLAZED WINDOWS
- TWO DOUBLE BEDROOMS
- EXTENDED KITCHEN / DINING ROOM
- GAS CENTRAL HEATING
- PERIOD FEATURES

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

