

## Ivydene, West Molesey, Surrey, KT8 2HG

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£600,000 Freehold**

Harmes Turner Brown are pleased to offer to the market this very well presented three double bedroom extended semi-detached house located in a popular Molesey cul-de-sac location within easy reach of schools, shops and local transport links. Accommodation comprises:- entrance hallway, lounge/dining room with wooden flooring, fireplace, patio doors to garden, fitted kitchen with solid oak doors, tiled floor, door to rear garden and a newly fitted shower room. There is also a door leading to an integrated garage with power, light and an up & over door. Upstairs there are three bedrooms. two double and one single with the master having built in storage space and a family bathroom with matching white suite, jacuzzi bath with shower over. Outside there is a good size well kept rear garden with a patio area, leading to a artificial lawn with mature plant and hedge borders, side access. To the front there is a block paved driveway that offers parking for three/four cars. Other benefits include double glazing and gas central heating throughout. This is a must see to appreciate all it has to offer. COUNCIL TAX BAND E. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing.

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IVYDENE, WEST MOLESEY, KT8



Approximate Gross Internal Floor Area: 97 m sq / 1045 sq ft  
Garage Area: 12 m sq / 132 sq ft  
Total Area : 109 m sq / 1174 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.

- SEMI DETACHED HOUSE
- TWO BATHROOMS
- INTEGRAL GARAGE
- CUL-DE-SAC
- THREE BEDROOMS
- LOUNGE / DINNIG ROOM
- OFF STREET PARKING FOR THREE / FOUR CARS

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

