

155, Beauchamp Road, West Molesey, KT8 2PJ

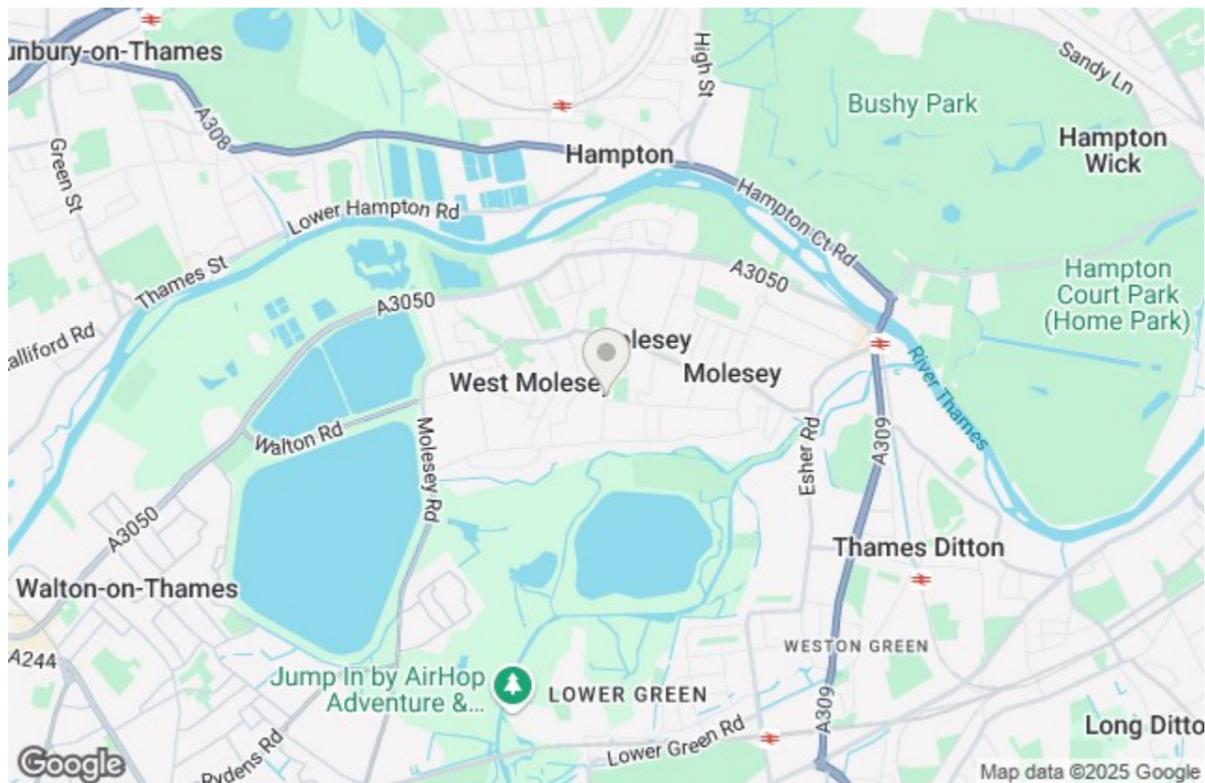
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

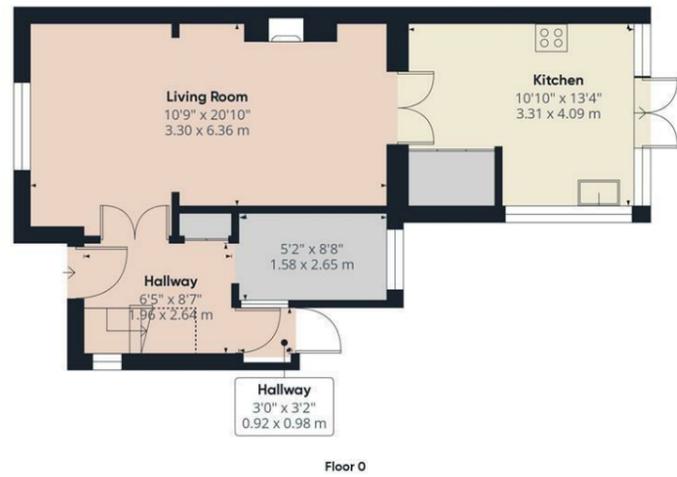


£500,000 Freehold

We are pleased to offer this three bedroom semi-detached house which is situated on a corner plot in a popular tree lined road in West Molesey within a short distance of two primary schools and within half a mile of East Molesey's village shops and a mile of Hampton Court with its boutique shops, bars, restaurants, the River Thames and of course, the main line station giving access to London Waterloo. The accommodation comprises:- entrance hallway leading to through lounge/dining room which leads onto the kitchen/breakfast room. Upstairs there are three good sized bedrooms and a family bathroom. The property is in need of total updating throughout and has potential to extend STPP which is reflected in the asking price. The property benefits from a 90 ft rear garden and enclosed off street parking. With scope to update and extend, this house can be improved to provide spacious family accommodation. Council tax band D. Please phone our East Molesey office on 0208 001 8385 to arrange a viewing.



Beauchamp Road, West Molesey, KT8 2PJ



Approximate total area⁽¹⁾
847.46 ft²
78.73 m²

Reduced headroom
10.78 ft²
1 m²



(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



- SHORT DISTANCE TO SCHOOLS AND EAST MOLESEY VILLAGE
- PROPERTY IN NEED OF TOTAL UPDATING
- LARGE THROUGH LOUNGE
- CORNER PLOT
- POPULAR ROAD
- POTENTIAL TO EXTEND STPP
- 90FT REAR GARDEN



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