


57, Weston Avenue, West Molesey, Surrey, KT8 1RG

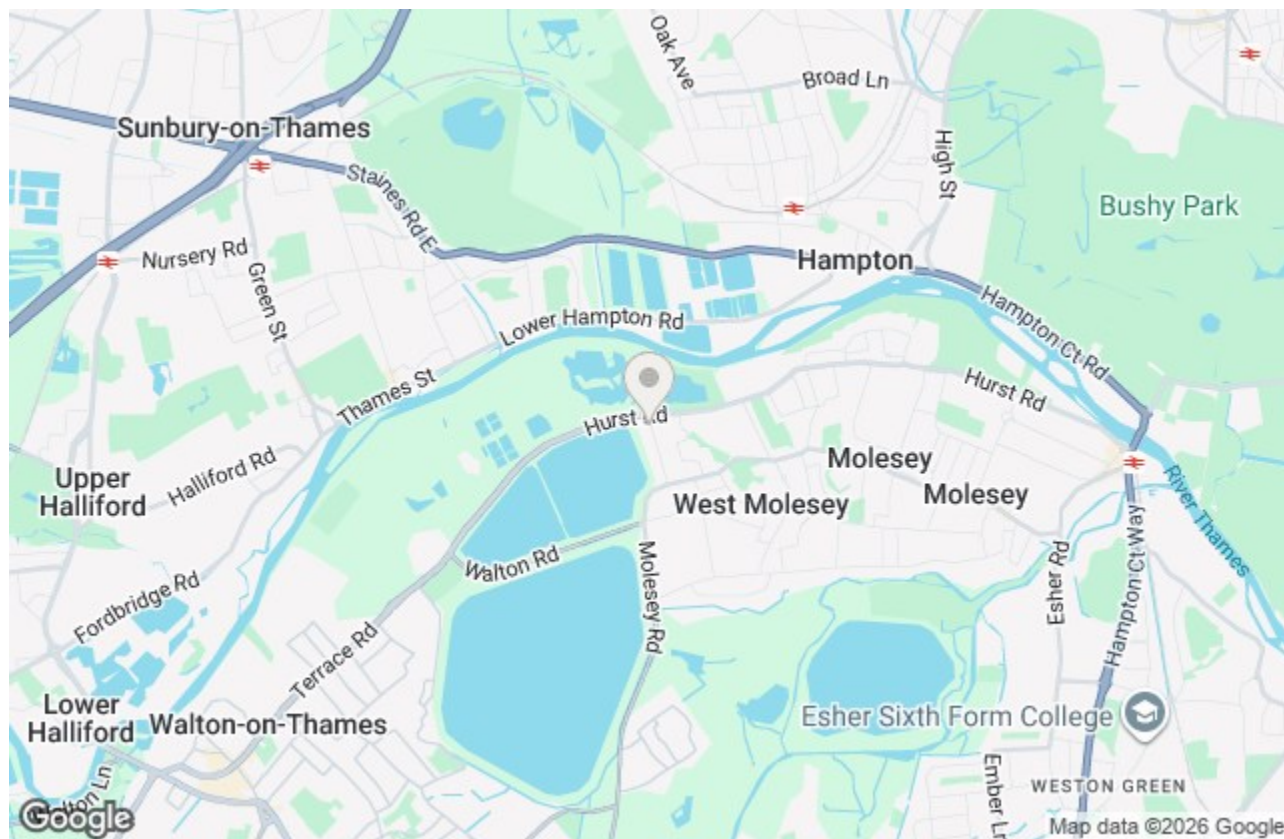
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

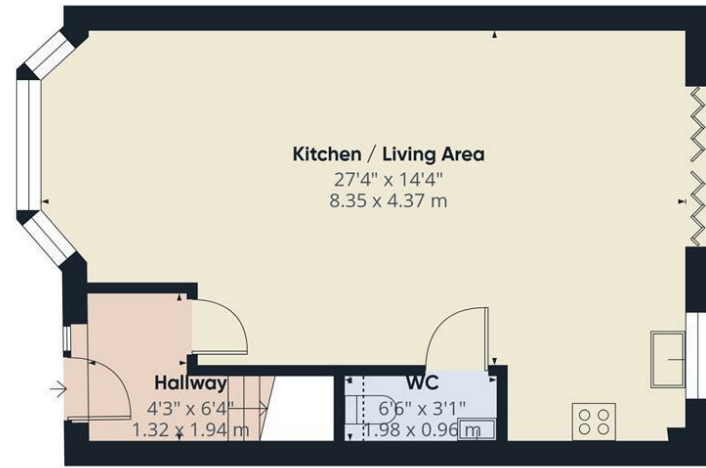


Offers In Excess Of £575,000 Freehold

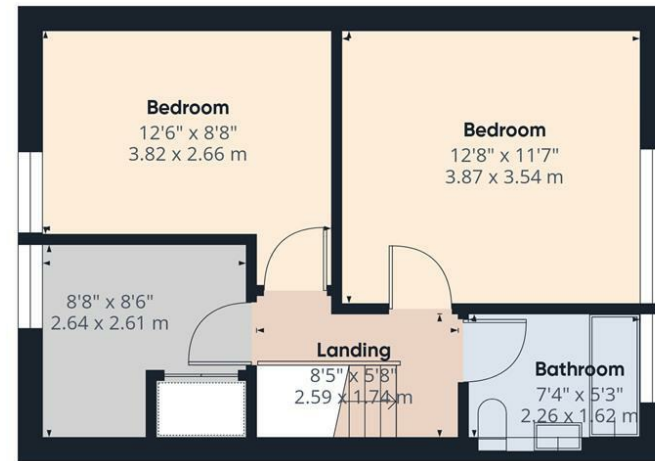
Harmes Turner Brown are pleased to offer this modern three bedroom semi-detached family home which is situated in a popular residential road within a short distance of Hurst Park primary school. The accommodation briefly comprises entrance hallway with stairs to the first floor, a door leading to the large double aspect through lounge/dining room with engineered oak flooring and bi-folding doors to the garden, a modern open plan kitchen with integrated appliances and door to the downstairs cloakroom. Off the first floor landing there are panel doors to all bedrooms, a modern white bathroom suite and access to a large open fully insulated and boarded loft space which offers great potential for a loft conversion STPP. Externally, the property enjoys a 35ft west facing garden and generous off street parking at the front for two large vehicles. NO ONWARD CHAIN. Council tax band E



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Floor 0



Floor 1



Approximate total area⁽¹⁾
865 ft²
80.6 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- 35FT WEST FACING GARDEN
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- NO ONWARD CHAIN
- OFF STREET PARKING
- DOUBLE GLAZING
- LARGE OPEN LOFT SPACE WITH POTENTIAL TO EXTEND STPP
- THREE BEDROOMS