

Mole Place, West Molesey, Surrey, KT8 2AG

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	88	88
(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	



£650,000 Freehold

We are pleased to offer this modern three bedroom semi-detached family home which is situated in a modern gated development within a short distance of the village amenities. The well presented accommodation is divided over two floors and briefly comprises entrance lobby, downstairs cloakroom, open plan kitchen dining room and a separate lounge at the rear. On the first floor is the master bedroom with en-suite shower room another double bedroom, a good size single and the main bathroom. Externally there is an open plan front garden with driveway to attached garage with power and light and the South West facing rear garden is approximately 30ft in length. Viewings are strongly recommended at your earliest convenience.

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Approximate Gross Internal Floor Area: 96 m sq / 1035 sq ft
 Garage Area: 18 m sq / 195 sq ft
 Total Area : 114 m sq / 1230 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.

- SMALL GATED DEVELOPMENT
- OPEN PLAN KITCHEN DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM
- ENSUITE SHOWER ROOM
- SEPARATE LOUNGE
- DRIVE TO GARAGE
- WELL DECORATED THROUGHOUT

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

