

46, Priory Lane, West Molesey, KT8 2PS

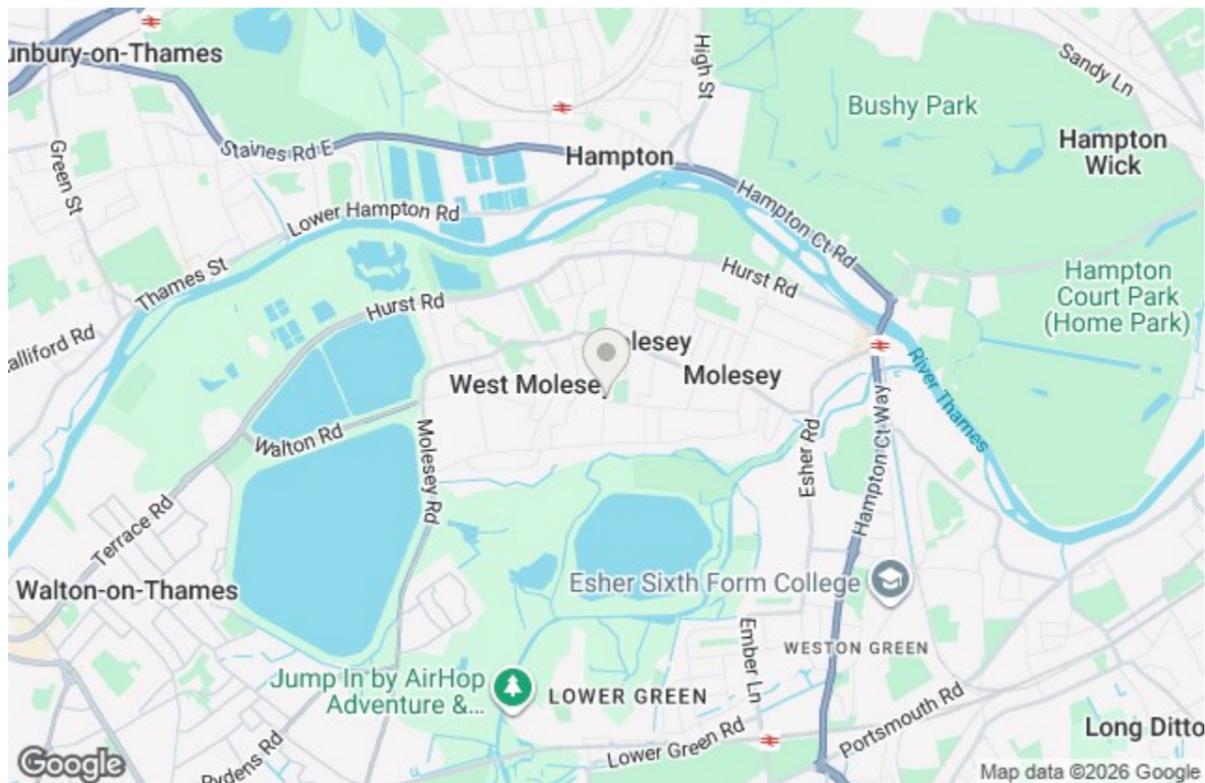
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



£750,000 Freehold

We are pleased to offer this beautifully presented extended four bedroom semi-detached family home which is situated with a short distance of both St Albans Catholic and Chandlers Field primary schools and approximately 0.7 miles to the village centre in East Molesey. The accommodation is tastefully decorated throughout and briefly comprises entrance hall leading to the front living room which separate from a large kitchen dining room at the rear with chevron wood effect tiled flooring, modern range of cupboard units at base and eye level with integrated appliances including a boiling water tap and wine fridge there is also a small utility/downstairs cloak room. Offer the first floor landing are panel doors to all three bedroom and the family bathroom and a turning staircase to the large double aspect loft bedroom with Juliet balcony and en-suite shower room. Externally is a lovely landscaped garden with two pergolas and a summer house at the rear whilst to the front the is comfortably off street parking for two vehicles. Internal viewings are strongly recommended council tax band E



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- FOUR BEDROOMS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- MODERN OPEN PLAN KITCHEN DINING ROOM
- GAS CENTRAL HEATING
- TASTEFULLY DECORATED THROUGHOUT
- OFF STREET PARKING FOR TWO VEHICLES
- DOUBLE GLAZING
- DOWNSTAIRS CLOAKROOM

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

