

22, Grafton Way, West Molesey, KT8 2NW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



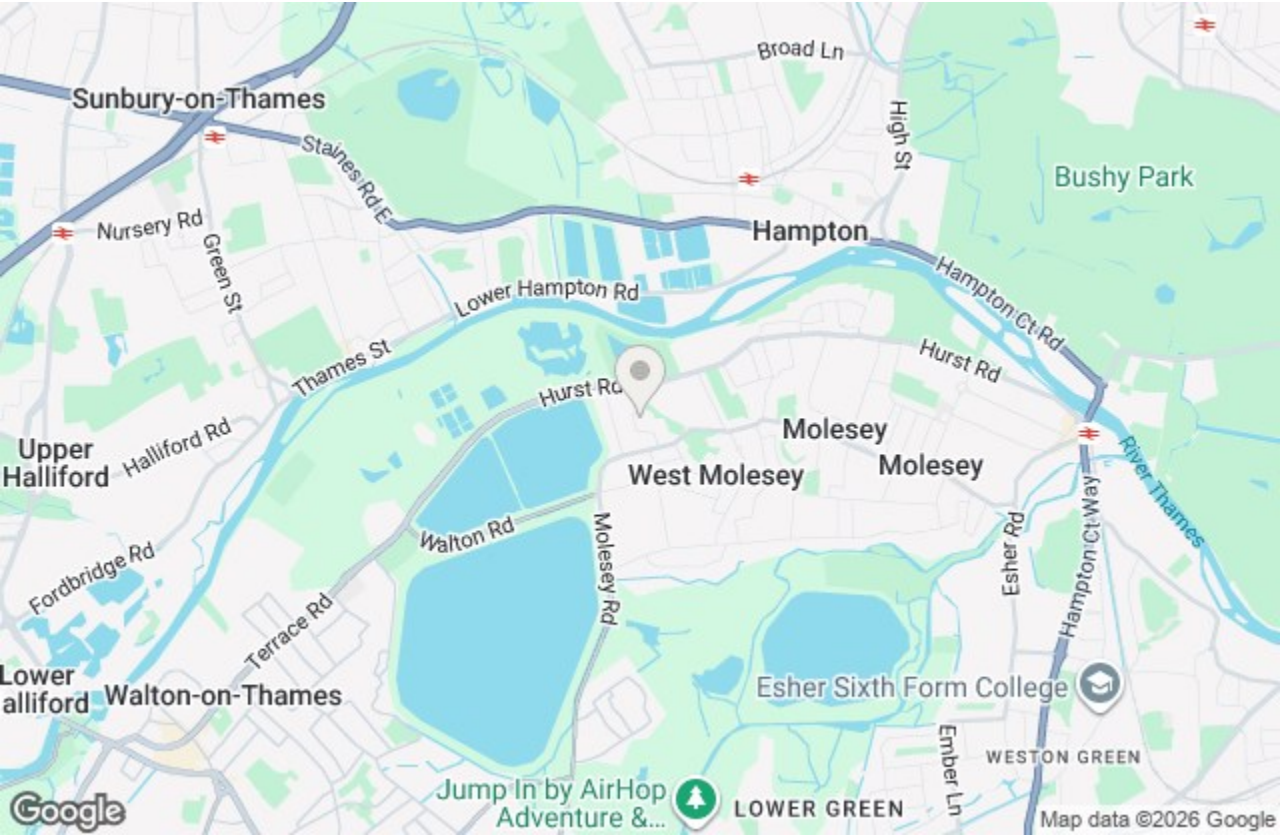
£600,000 Freehold

Harmes Turner Brown are pleased to present this beautifully appointed three-bedroom link detached house located on Grafton Way in West Molesey. This charming family home boasts generous living spaces, excellent outdoor areas, and the added convenience of private parking and a garage, making it an ideal choice for families, couples, or professionals seeking comfort and practicality.

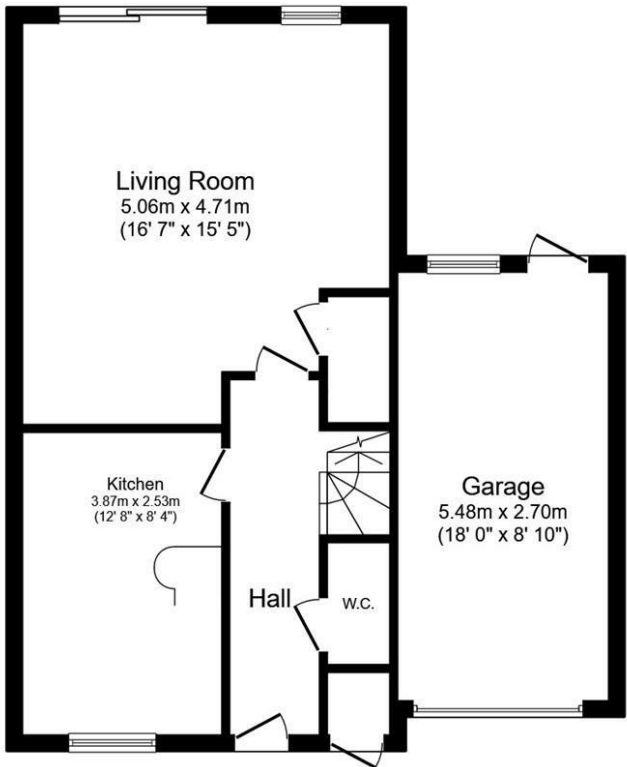
Upon entering, you are greeted by a welcoming hallway with downstairs WC, a kitchen/breakfast room with numerous eye and base level units and a breakfast bar with space for seating. To the rear of the house is a spacious living room with doors leading out onto the garden. The first floor comprises three well-proportioned bedrooms, an en-suite shower room to the master bedroom and a separate modern family bathroom.

Externally, the property features a sunny lawned garden with mature border plants, complemented by a paved area ideal for al fresco dining and barbecues. The front of the house boasts a block-paved driveway, providing off-road parking for two vehicles, along with a garage equipped with electric power and an up-and-over door leading to the garden.

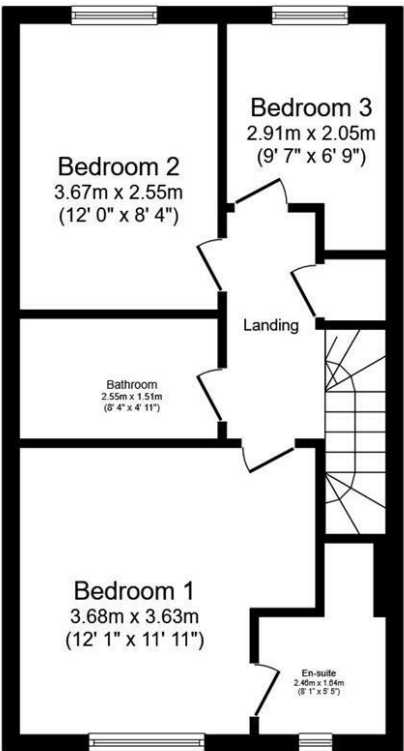
Situated within the desirable Bishop Fox Development, this home is just a short walk from the River Thames and the towpath leading to the historic Hampton Court, with its array of restaurants, boutiques, and cafés. Local bus routes provide easy access to Kingston-on-Thames, Walton-on-Thames and Hampton Court train station with a regular service to London Waterloo in just over 30 minutes. The property is also conveniently located near several good primary schools such as Hurst Park School and Chandlers Field School, both of which have received outstanding Ofsted reports. The newly built Heathside Secondary School, also rated outstanding, is also within easy reach. Council tax band E. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing.



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Ground Floor



First Floor

Total floor area 100.9 sq.m. (1,086 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

- LINK DETACHED
- LIVING ROOM OVERLOOKING SUNNY GARDEN
- THREE BEDROOMS
- FAMILY BATHROOM
- CUL DE SAC LOCATION
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO MAIN BEDROOM
- GARAGE AND OFF STREET PARKING

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

