

Dunstable Road, West Molesey, Surrey, KT8 2EN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	88
(81-91) B		
(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 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	



Offers In Excess Of £475,000 Freehold

Harmes Turner Brown are pleased to offer to the market this well presented deceptively spacious two bedroom semi-detached bungalow which is ideally set in a cul-de-sac location where properties seldom become available for sale. The property has been offered onto the market with NO ONWARD CHAIN and is located close to local shops, schools, health/fitness clubs and bus routes leading to East Molesey, Hampton Court (with its Palace, restaurants, boutiques & station - zone 6), Walton on Thames & Kingston (with comprehensive shopping). The accommodation comprises:- entrance hallway, living room with bi-fold doors onto raised patio area, a stylish modern kitchen with many eye/base level units/cupboards, two double bedrooms, modern family bathroom with white suite. Externally there is a good sized rear garden mostly laid to lawn with mature plant,shrub and tree borders. Detached garage that can be accessed to the side that has been split to create an office/studio space along with separate storage. To the front there is a block paved driveway and a small low maintenance garden with mature bushes. The property has further potential to extend and to potentially add a loft conversion, subject to planning permission. Other benefits include:- double-glazing & gas central heating. (EPC rating: D). Council Tax Band D.

Dunstable Road, West Molesey, Surrey, KT8 2EN



- SEMI DETACHED BUNGALOW
- MODERN KITCHEN
- DETACHED GARAGE / GARDEN OFFICE
- REAR GARDEN WITH RAISED PATIO AREA
- END OF CHAIN
- TWO DOUBLE BEDROOMS
- LOUNGE WITH BI-FOLD DOORS TO GARDEN
- OFF STREET PARKING
- GAS CENTRAL HEATING



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