



## 8, Approach Road, West Molesey, KT8 2LW

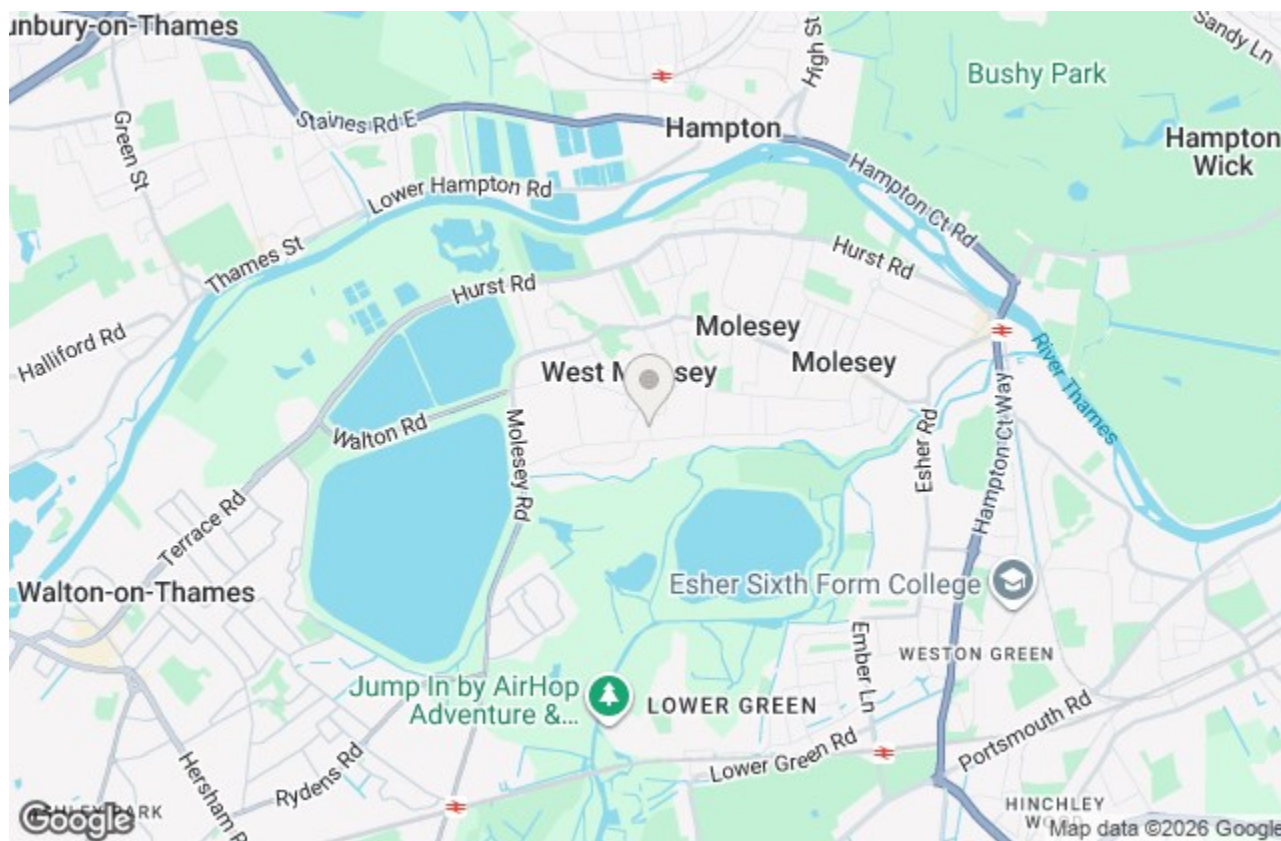
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

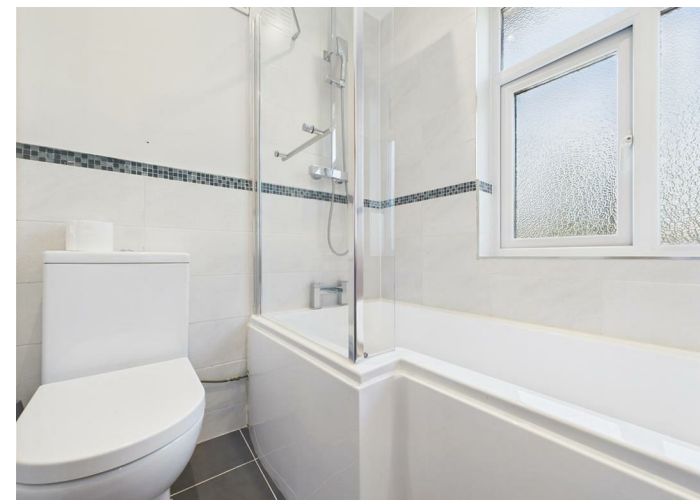


### Asking Price £525,000 Freehold

We are pleased to offer this extended 1930s built three bedroom semi-detached family home which is situated in small road within a short distance of Molesey Heath. The property is offered with immediate possession with no onward chain and briefly comprises entrance hallway, bay fronted lounge with feature period style fireplace a large extended open kitchen dining room at the rear. Off the first floor landing are two bright and airy double bedrooms, a single bedroom and a modern white fully tiled bathroom. Externally is an enclosed front garden with a shared driveway to a detached garage and to the rear is large Westerly facing rear garden which is mainly laid to lawn with a patio. Viewings are strongly recommended at your earliest convenience.



# Approach Road, West Molesey, KT8 2LW



- EXTENDED GROUND FLOOR
- DOUBLE GLAZED
- GARAGE
- NO ONWARD CHAIN
- LARGE KITCHEN DINING ROOM
- GAS CENTRAL HEATING
- LARGE WEST FACING GARDEN
- TWO RECEPTION ROOMS

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

