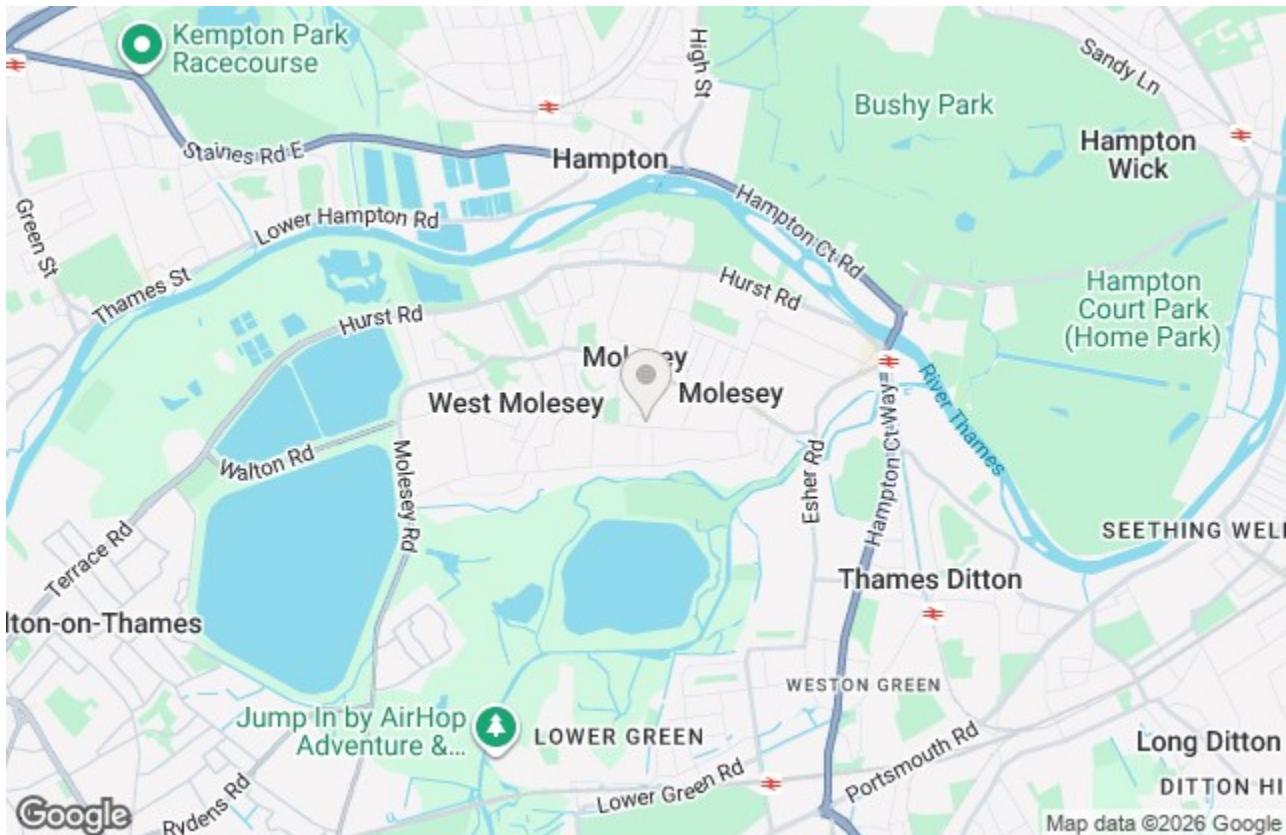


## 78, Avern Road, West Molesey, KT8 2JP

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



**£425,000 Freehold**

Harmes Turner Brown are pleased to offer this modern terrace home which is situated in a cul-de-sac location backing on to Beauchamp Road within a short distance of East Molesey village. The deceptively spacious accommodation is divided over two floors and briefly comprises entrance hallway, large L-shaped light oak panelled fitted kitchen with good size separate lounge. On the first floor there are two double bedrooms, both with fitted wardrobes and the bathroom room which is almost fully tiled with a white suite and chrome furnishings. Externally there is South facing rear garden approximately 30ft in length and there is enclosed off street parking at the front for one vehicle. Other notable features include gas central heating via radiators and double glazed windows. No onward chain.

# Avern Road, West Molesey, KT8 2JP



- CUL DE SAC LOCATION
- SOUTH FACING GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- OFF STREET PARKING
- SPACIOUS ROOMS