

36, Buckingham Gardens, West Molesey, KT8 1TH

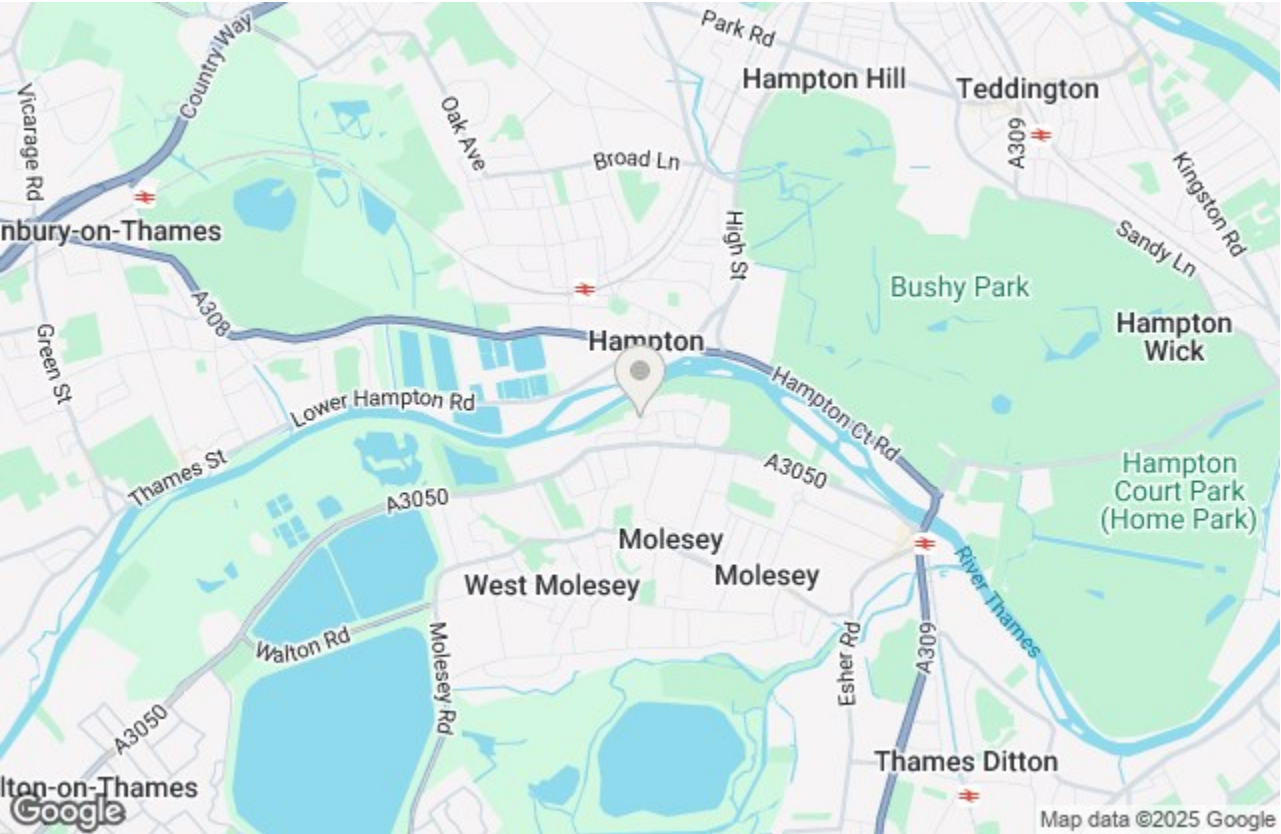
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



£735,000 Freehold

Hames Turner Brown are pleased to present this extremely well presented four bedroom end of terrace family home which is situated on the popular Hurst Park development within a very short distance of the River Thames. The bright and airy accommodation is divided over three floors and briefly comprises entrance porch leading to an open plan entrance area with a turning staircase to the first floor. The lounge area is to the front with fitted window shutters and then to the rear is a large open plan kitchen/ dining room with breakfast bar area, beyond that to add to the ground floor is a good size double glazed conservatory. Off the first floor landing are three generous well proportioned bedrooms and the main bathroom also from the landing is an enclosed staircase to the large double aspect master bedroom with Juliet balcony and en-suite shower room. Externally there is an enclosed front garden and a West facing garden to the rear with access to the garage with drive externally. This really is a great opportunity if you're looking for a home ready to move into with no work. Viewings strongly recommended.



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- FOUR GOOD SIZE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO RIVER THAMES
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- GARAGE AND DRIVE AT REAR
- TASTEFULLY DECORATED THROUGHOUT
- GAS CENTRAL HEATING
- BRIGHT AND AIRY THROUGHOUT



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