

40, Grange Road, West Molesey, KT8 2PP

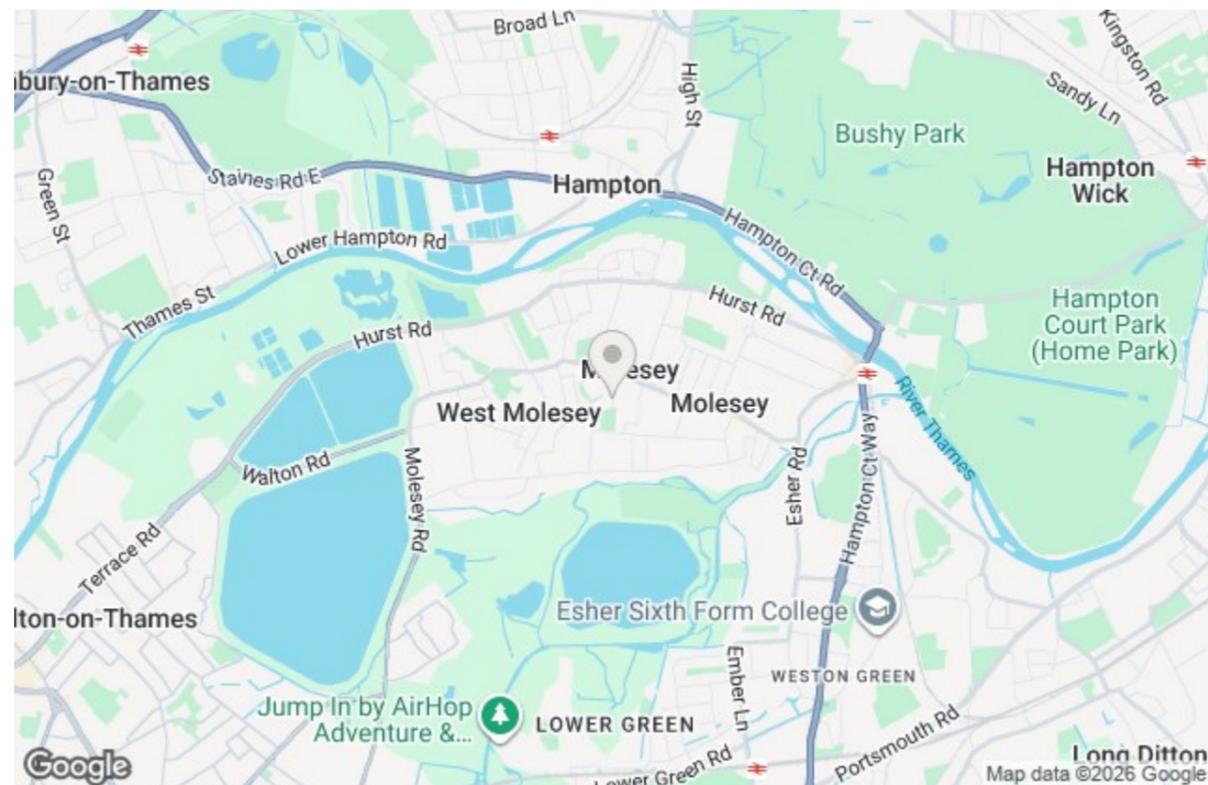
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



£325,000 Freehold

Harmes Turner Brown are pleased to offer this one bedroom freehold terrace home which is situated within a short distance of local amenities in East Molesey. The property also has potential to extend both on the ground and first floor to make it a two bedroom home STPP. The property provides bright and tastefully decorated accommodation throughout briefly comprising:- entrance porch area that leads to a spacious living room with door to the rear garden, there is a separate kitchen and staircase to the first floor landing with access to the loft space, a good size double bedroom and white bathroom suite. Externally there is a private enclosed west facing garden with paved patio and lawn and an enclosed front garden with an allocated parking space nearby. Viewings are strongly recommended at your earliest convenience by calling our East Molesey office on 0208 001 8385. Council tax band C £2171 PA.



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- TASTFULLY DECORATED THROUGHOUT
- DOUBLE GLAZING
- MODERN KITCHEN
- FREEHOLD
- PARKING SPACE
- GAS CENTRAL HEATING VIA RADIATORS
- PRIVATE WEST FACING GARDEN
- BRIGHT AND SPACIOUS LIVING SPACE
- SHORT DISTANCE OF EAST MOLESEY VILLAGE

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

