



Arnison Road, East Molesey, Surrey, KT8 9JF

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 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	



£1,000,000 Freehold

Harmes Turner Brown are proud to offer this extended three bedroom detached family home which was built in the late 1920's. The property is situated in one of East Molesey's premier roads and being within a short distance of Bridge Road with its cafes, bars and restaurants along with a string of other boutique shops, Hampton Court Palace, mainline station and the River Thames. The well presented accommodation briefly comprises entrance hallway, downstairs shower room with WC, lounge with period fireplace, separate dining room, study and a modern refitted breakfast room. On the first floor the Master bedroom and the second double bedroom both benefit from fitted wardrobes with the third bedroom also large enough for a double bed with fitted wardrobe and the family bathroom is spacious and modern. Externally the rear garden is approximately 60ft in length and mainly laid to lawn and to the front there is a stone drive providing off street parking for two vehicles. Viewings are strongly recommended at your earliest convenience.

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ARNISON ROAD KT8



Approximate Gross Internal Floor Area: 117 m sq / 1259 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- STUDY
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- SHORT DISTANCE OF LOCAL AMENITIES
- KITCHEN BREAKFAST ROOM
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- CLOSE TO TRAIN STATION
- GOOD SIZE BEDROOMS
- PREMIER TREE LINED ROAD

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

