

School Road, East Molesey, Surrey, KT8 0DN

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



£475,000 Freehold

Harrmes Turner Brown are pleased to offer to the market this two double bedroom Victorian cottage located in a highly sought after village cul-de-sac within a few hundred yards of shops and restaurants and within approximately ½ mile of Hampton Court Station and the River Thames.

Although the property could benefit from some internal updating offers larger than average accommodation throughout : Comprising lounge, dining room, kitchen, Bathroom. upstairs two double bedrooms. Lots of potential to change and create more space STPP.

Outside the property has walled court yard garden to side and rear. Pretty garden area to the front. Detached garage with parking in front. This property would make the ideal purchase for someone looking to put their own stamp on their future home. The property will be sold with no ongoing chain.

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SCHOOL ROAD KT8



Approximate Gross Internal Floor Area: 63 m sq / 679 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.

- VICTORIAN END OF TERRACE
- TWO RECEPTIONS
- DETACHED GARAGE
- PARKING SPACE
- POTENTIAL TO EXTEND STPP
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- WALLED COURTYARD GARDEN
- DOUBLE GALZED
- VACANT POSSESSION

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

