



Cambridge Road, West Molesey, Surrey, KT8 2AU

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	91
(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 

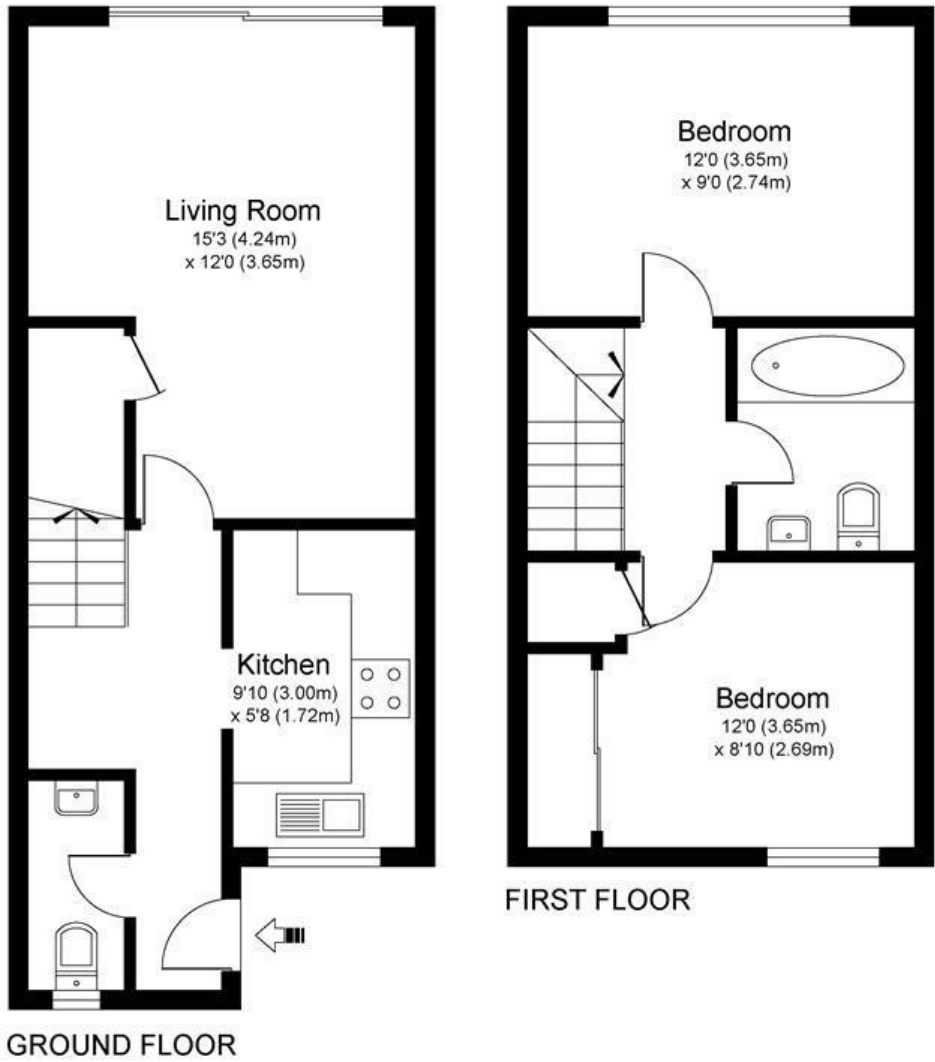


Guide Price £360,000 Freehold

Harmes Turner Brown are pleased to offer this modern two bedroom house which is situated in a cul de sac location on the popular Bishop Fox estate, close to the River Thames and within easy access of East & West Molesey Villages with its excellent schools, supermarkets and local amenities. Hampton Court Station (TFL Zone 6 connecting with London Waterloo) is the local train station and there is a bus service connecting with Kingston and Walton-on-Thames. The well presented accommodation briefly comprises entrance hallway, downstairs cloakroom, modern refitted kitchen, separate living room with patio doors to the garden. On the first floor there are two double bedrooms and a family bathroom which has been refitted with a modern white suite with chrome furnishings and part tiled walls. Externally, the rear garden is approximately 30ft whilst to the front there is a driveway providing off street parking for two vehicles. Other notable features include replacement double glazing and gas central heating via radiators. Call our East Molesey office on 0208 001 8385 at your earliest convenience to arrange a viewing.

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CAMBRIDGE ROAD KT8



Approximate Gross Internal Floor Area: 58 m sq / 620 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.

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- REFITTED BATHROOM
- GAS CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- PARKING FOR TWO CARS
- GOOD DECORATIVE ORDER
- DOUBLE GLAZING

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

