



## 44 Spring Gardens West Molesey, KT8 2JA

A attractive Victorian three bedroom end of terrace house situated in sought after a quiet cul de sac location on the East/West Molesey border. Offered for sale in very good decorative order with large 23ft living room, fitted kitchen, downstairs bathroom, large secluded rear garden with office/garden room and detached garage providing off street parking. There is additional planning permission to extend and alter the internal layout of the property. With no onward chain an internal inspection is strongly recommended.



**\*THREE BEDROOMS**

**\*FITTED KITCHEN**

**\*DETACHED GARAGE**

**\*EAST/WEST MOLESEY BORDERS**

**\*LARGE 23ft LIVING ROOM**

**\*GAS CENTRAL HEATING**

**\*SECLUDED WESTERLY REAR GARDEN**

**\*NO ONWARD CHAIN**

**£599,995**

# 44 Spring Gardens

## West Molesey, KT8 2JA

£599,995

### Front Door

with outside light.

### Entrance Hall

Door to

### Loung/Dining Room

Coved ceiling. Two radiators. Double glazed front aspect window. Fitted display units. Wood flooring. Rear aspect window. Window shutters. Door to kitchen & stairs to landing.

### Kitchen.

Two sky light windows. Eye & base level units. Stainless steel sink unit with mixer tap. Fitted 'Neff' double oven & hob with extrator fan above. Double glazed side aspect window. Tiled floor.

### Inner Lobby

Utility cupboard with space & plumbing for washing machine & shelving above. Door to bathroom & rear garden.

### Bathroom

Frosted side aspect double glazed window. Radiator. Panel enclosed bath with mixer tap & shower attachment. Wash hand basin. Low level WC. Part tiles walls and tiled floor.

### Stair to first floor landing.

Doors to:

### Bedroom 3

Double glazed front aspect window. Window shutters. Fitted wardrobes. radiator. wall light point.

### Bedroom 2

Double glazed rear aspect window. Window shutters. Built in storage units and cupboards above. Radiator. Stairs to second floor landing.

### Bedroom 1

Large skylight window. Inset ceiling lights. Fitted eaves storage units.

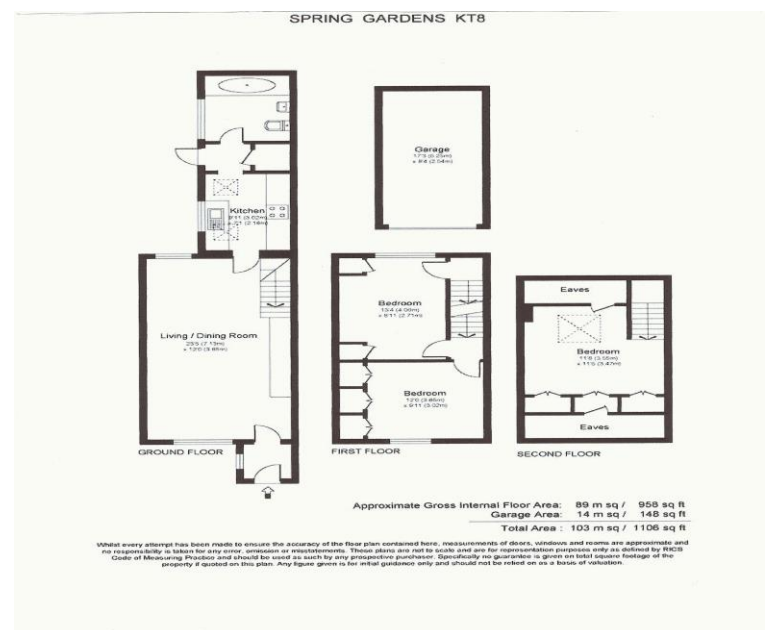
### Rear Garden

Outside lights and tap. Fully paved with attractive, raised & well stocked borders with flowers and mature planting.

Panel enclosed fencing and rendered walling to rear, providing a secluded, sunny rear seating area. With additional garden room/office (with power & light) and gated side access to detached garage.

### Detached Garage

With electric door, power & light - shared driveway access.



#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

44, Spring Gardens  
WEST MOLESEY  
KT8 2JA

Energy rating

**D**

Valid until: **28 February 2030**

Certificate number: 2138-2094-7292-4990-2290

Property type

end-terrace house

Total floor area

89 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60