



191 Walton Road West Molesey, KT8 2DY

A three bedroom semi detached property situated on the East/West Molesey border, close to local shops, amenities and transport links. The property requires some improvement and updating & offers the potential to extend. Accommodation comprises three bedrooms, living/dining room, kitchen, side extension offering storage/study room, utility area & shower/WC, the loft has been boarded with sky light window & accessed by additional staircase. There is a good size secluded rear garden and off street parking for tow cars.

*** THREE BEDROOMS.**

*** LIVING/DINING ROOM**

*** SECLUDED REAR GARDEN**

*** REQUIRES IMPROVEMENT & UPDATING.**

*** GAS CENTRAL HEATING**

*** OFF STREET PARKING.**

Guide Price £399,950

Covered Entrance Porch.

Front Door to:-

Entrance Hall:-

Radiator. Gas & Electric Meters. Wall mounted thermostat. Doors off:

Lounge/Dining Room:-

Coved ceiling. Two radiators. Double glazed dual aspect windows.

Kitchen:-

Double glazed rear aspect window. Sink unit with mixer tap. Eye & base level units. work surfaces space for cooker. Worcester gas boiler.

Store Room:-

Double glazed door & window. Radiator.

Utility Area:-

Space & plumbing for tumble dryer & washing machine with shelving above.

Shower Room:-

Wash hand basin. Electric shower unit. WC. Double glazed frosted rear aspect window.

Stairs to Landing:-

Double glazed side aspect window. Doors off:-

Bedroom 1

Double glazed front aspect window. Radiator.

Bedroom 2

Double glazed rear aspect window. Radiator.

Bedroom 3

Double glazed front aspect window.

Bathroom

Double glazed frosted rear aspect window. Pedestal wash hand basin. Panel enclosed bath with mixer tap. Heated towel rail.

Seperate WC.

Low level WC. Double glazed side aspect window. Radiator.

Staircase to Loft room.

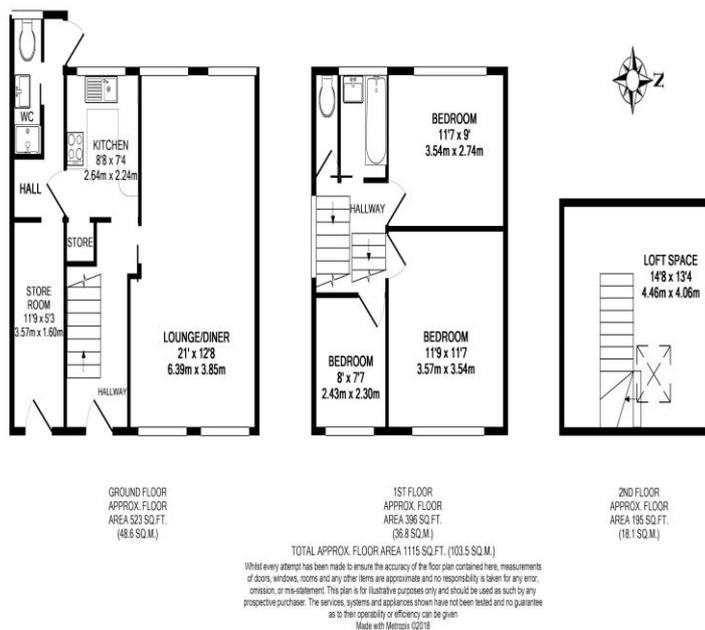
Sky light window. Boarded throughout.

Rear Garden

Well stocked & secluded. Laid mainly to lawn with raised flower borders. Mature shrubs and planting. Outside tap.

Front garden

Hard standing providing off street parking for two cars.



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

191, Walton Road, WEST MOLESEY, KT8 2DY

Dwelling type: Semi-detached house
Date of assessment: 04 July 2018
Date of certificate: 04 July 2018

Reference number: 8304-2045-2929-9707-5383
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

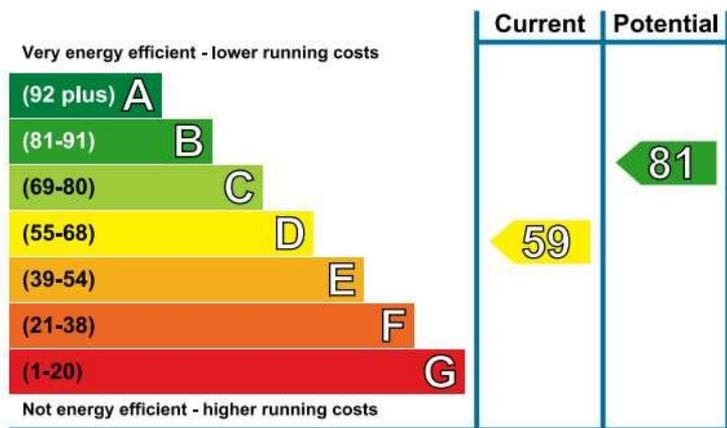
Estimated energy costs of dwelling for 3 years:	£ 2,472
Over 3 years you could save	£ 729

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 159 over 3 years	
Heating	£ 1,959 over 3 years	£ 1,362 over 3 years	
Hot Water	£ 306 over 3 years	£ 222 over 3 years	
Totals	£ 2,472	£ 1,743	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 501
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102
3 Low energy lighting for all fixed outlets	£15	£ 42

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.