



12 Linkfield West Molesey, KT8 1SD

A spacious and very well presented four bedroom family home situated on the popular Hurst Park development close to shops, amenities and River Thames. Improved & tastfully redecorated throughout by the current owner to include new contemporary bathroom suite and gas boiler. A loft conversion provides a forth bedroom with en suite bathroom, further benefits include a secluded rear garden and garage en block.



***FOUR BEDROOMS**

***TWO BATHROOMS**

***GARAGE EN BLOCK**

***TWO RECEPTION ROOMS**

***DOUBLE GLAZING**

***POPULAR RIVERSIDE DEVELOPMENT**

£519,950

Entrance Hall

Front door to-: Built in double cloaks cupboard. Parquet flooring. Double glazed side aspect window. Door to-:

Living Room

Double glazed front aspect window. Double radiator. Feature stone fireplace & hearth. Parquet flooring. Stairs to landing & Squared archway to-:

Dining Room

Double glazed rear aspect window. Double radiator. Parquet flooring. Door to Rear Garden.

Kitchen

Double glazed rear aspect window. Range of eye & base level units. Stainless steel 1 1/2 bowl sink unit. work surfaces with drawers under. Space for fridge/freezer, space & plumbing for washing machine. Fitted oven & hob with extractor fan above. Part tiled walls & tiled floor.

First Floor Landing

Airing cupboard (with new hot water cylinder.) Doors off to bedrooms & stairs to second floor landing-:

Bedroom 1

Double glazed front aspect window. Double radiator.

Bedroom 2

Double glazed rear aspect window. Twin double fitted wardrobes. Radiator.

Bedroom 3

Double glazed front aspect window. Fitted bookcase/shelving unit.

Family Bathroom

Contemporary replacement white bathroom suite comprising: Panel enclosed bath with mixer tap. Low level WC. Pedestal wash hand basin with mixer tap. Inset ceiling lights. Heated towel rail. Fully tiled walls & floor.

Second Floor landing-:

Bedroom 4

Dual aspect skylight windows. Eaves storage & replacement gas central heating boiler. Door to-:

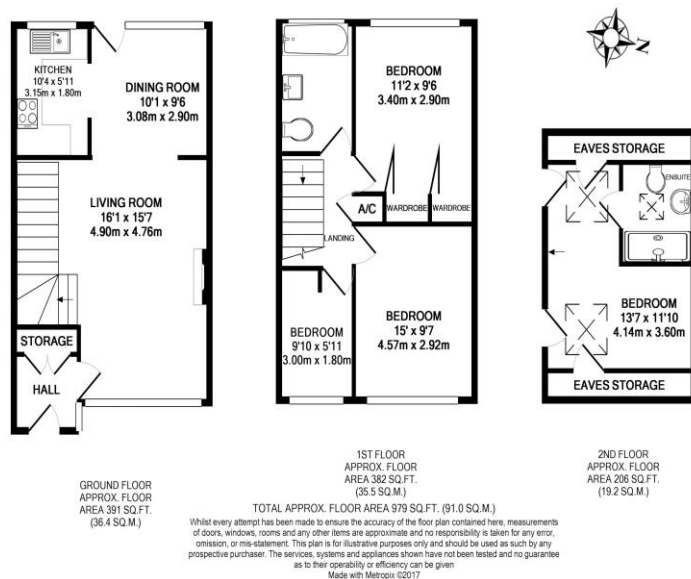
En-suite shower room.

Rear Aspect skylight window. Suite comprising low level WC. Pedestal wash hand basin. Shower cubicle with electric shower unit.

Rear Garden

Decked area with decked pathway to rear. Laid to lawn with mature flower & shrub borders & several fruit trees. Gated rear access.

Garage en Block.



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

12, Linkfield, WEST MOLESEY, KT8 1SD

Dwelling type:	Mid-terrace house	Reference number:	9048-1073-7258-5533-4910
Date of assessment:	14 August 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 August 2017	Total floor area:	97 m ²

Use this document to:

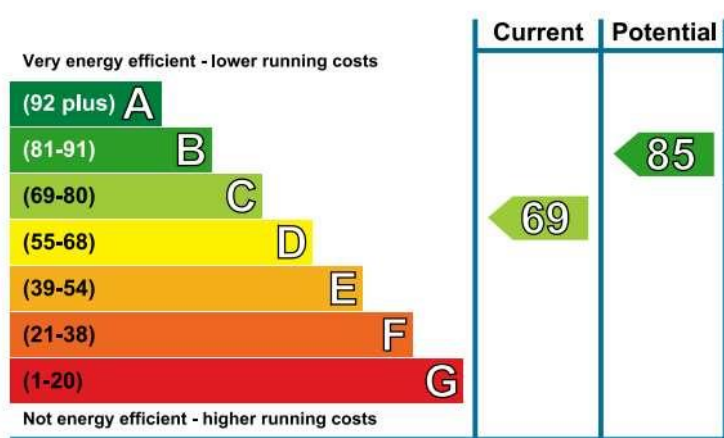
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,238
Over 3 years you could save	£ 579

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 186 over 3 years	
Heating	£ 1,446 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 420 over 3 years	£ 252 over 3 years	
Totals	£ 2,238	£ 1,659	

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	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 168	
2 Cavity wall insulation	£500 - £1,500	£ 93	
3 Low energy lighting for all fixed outlets	£40	£ 165	

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.