



School Road, East Molesey, KT8 0DN

Mid terrace two bedroom extended cottage situated in a popular cul de sac location and presented in good decorative order. The property offers fully fitted kitchen, large lounge/dining room with open fireplace, two bedrooms and bathroom. The property also benefits from a mature courtyard rear garden, gas central heating and no onward chain.



***MID TERRACE COTTAGE**

***TWO BEDROOMS**

***FULLY FITTED KITCHEN**

***LARGE LOUNGE/DINING ROOM**

***MATURE COURTYARD GARDEN**

***NO ONWARD CHAIN**

£495,000 Freehold

LOUNGE/DINING ROOM: 22' 7" x 11' 0" (6.88m x 3.35m)

LOUNGE AREA:

Front aspect bay window and double radiator with cover. Feature open red brick fireplace. Wall light and ceiling light.

DINING AREA:

Ceiling light and wall light. Cupboard housing meters. Double radiator. Range of display shelving. Stairs leading to first floor.

KITCHEN: 10' 8" x 8' 10" (3.25m x 2.69m)

Rear aspect window and double glazed stable door to rear garden. Roll edge worksurfaces with 1 1/2 bowl single drainer sink unit with mixer taps. Range of eye and base level units. Integrated single oven and grill with four ring gas hob and extractor fan above. Space for fridge, space and plumbing for washing machine. Cupboard housing dishwasher and cupboard housing wall mounted Worcester boiler. Tiled flooring.

INNER LOBBY:

Tiled flooring. Fitted cloaks cupboard. Shelving.

BATHROOM:

Skylight and extractor fan. Fully tiled walls and flooring. Double radiator. Suite comprising of low level w.c, vanity wash hand basin with cupboard under and panel enclosed bath with mixer taps and shower attachment.

STAIRS TO FIRST FLOOR LANDING:

Access to insulated and boarded loft with light and ladder.

BEDROOM ONE: 11' 0" x 10' 0" (3.35m x 3.05m)

Front aspect window and double radiator with cover. Two double fitted wardrobes with bed recess and eye level storage cupboards. Telephone point and cable point.

BEDROOM TWO: 10' 9" x 7' 9" (3.27m x 2.36m)

Casement doors leading to roof area. Double radiator and telephone point. Full height storage cupboards.

REAR GARDEN:

Mature courtyard garden. Raised flower and shrub borders. Red brick paving. Small storage shed. Rear access.

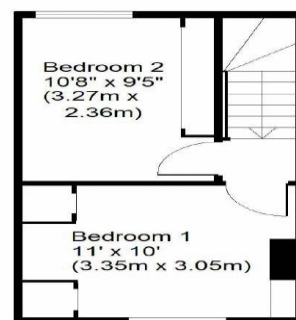
FRONT GARDEN:

Walled front garden with Eucalyptus tree, flower and shrub borders. Pathway to front door.

Ground Floor



First Floor



Not to Scale

Approximate Gross Internal Floor Area:
66m sq (706sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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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

14, School Road, EAST MOLESEY, KT8 0DN

Dwelling type: Mid-terrace house
Date of assessment: 01 May 2015
Date of certificate: 04 May 2015

Reference number: 0839-2859-7351-9705-4475
Type of assessment: RdSAP, existing dwelling
Total floor area: 64 m²

Use this document to:

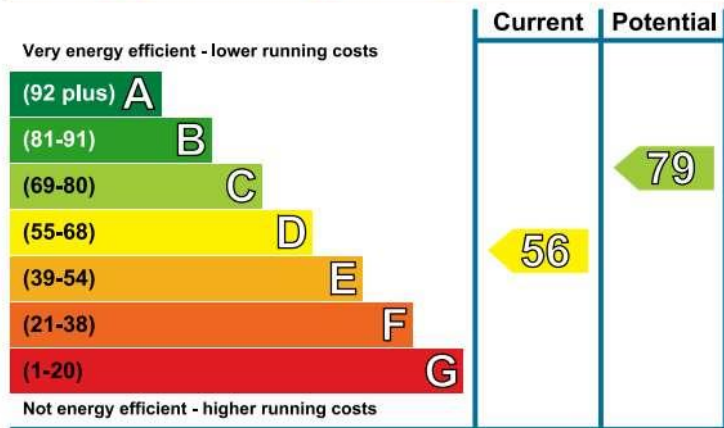
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,409
Over 3 years you could save	£ 624

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 129 over 3 years	
Heating	£ 1,851 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 303 over 3 years	£ 216 over 3 years	
Totals	£ 2,409	£ 1,785	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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 Internal or external wall insulation	£4,000 - £14,000	£ 132	
2 Draught proofing	£80 - £120	£ 24	
3 Low energy lighting for all fixed outlets	£35	£ 108	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.