



Molesey Road, West Molesey, KT8 2HF

Three bedroom detached and extended family home situated on a corner plot and presented in very good decorative order. The property offers living room, dining room, kitchen/breakfast room, utility room, downstairs shower room, three bedrooms and family bathroom. This property also benefits from gas central heating, double glazing, rear garden and two independent garages.

***DETACHED & EXTENDED FAMILY HOME**

***THREE BEDROOMS**

***LARGE KITCHEN/BREAKFAST ROOM**

***TWO RECEPTION ROOMS**

***CORNER PLOT**

***TWO GARAGES**

£575,000 Freehold

Molesey Road

West Molesey, KT8 2HF

£575,000

ENTRANCE HALL

Front door to entrance hall. Single radiator. Understairs cupboard. Stairs leading to first floor.

LIVING ROOM: 15' 4" x 12' 11" (4.67m x 3.93m)

Front aspect window and radiator. Laminate wood flooring. Feature fireplace.

DINING ROOM: 12' 11" x 12' 11" (3.93m x 3.93m)

Laminate wood flooring. Double doors to Kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 18' 2" x 14' 7" (5.53m x 4.44m)

Rear aspect window and rear aspect doors to garden. Worksurfaces with sink unit. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated dishwasher. Further display units. Door to:-

UTILITY ROOM: 14' 7" x 5' 0" (4.44m x 1.52m)

Rear aspect door. Worksurfaces with space and plumbing for washing machine. Base level units. Space for fridge freezer. Tiled flooring.

DOWNSTAIRS SHOWER ROOM:

Fully tiled walls and flooring. Suite comprising low level w.c, wash hand basin with vanity unit and shower cubicle. Side aspect window.

STAIRS TO FIRST FLOOR LANDING:

Doors to:-

BEDROOM ONE: 13' 0" x 10' 11" (3.96m x 3.32m)

Rear aspect window.

BEDROOM TWO: 11' 11" x 10' 6" (3.63m x 3.20m)

Front aspect window.

BEDROOM THREE: 8' 11" x 7' 11" (2.72m x 2.41m)

Front aspect window.

BATHROOM:

Fully tiled walls and flooring. Side aspect window. Suite comprising of low level w.c, bidet, wash hand basin and panel enclosed bath.

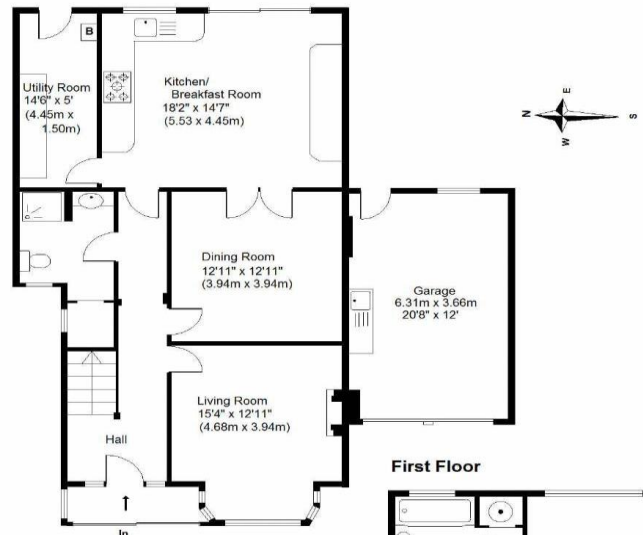
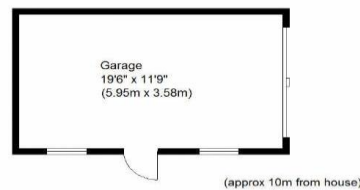
REAR GARDEN:

Well maintained rear garden. Mainly laid to lawn with panel enclosed fencing. Access to detached garage.

ATTACHED GARAGE 20' 8" x 12' 0" (6.29m x 3.65m)

DETACHED GARAGE: 19' 6" x 11' 9" (5.94m x 3.58m)

Ground Floor



Approximate Gross Internal Floor Area:
190m sq (2,040sq 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.
© Copyright: Drawing Rooms 2011

Not to Scale

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, Molesey Road, WEST MOLESEY, KT8 2HF

Dwelling type: Detached house
Date of assessment: 28 May 2015
Date of certificate: 02 June 2015

Reference number: 2788-5052-7265-3835-1924
Type of assessment: RdSAP, existing dwelling
Total floor area: 133 m²

Use this document to:

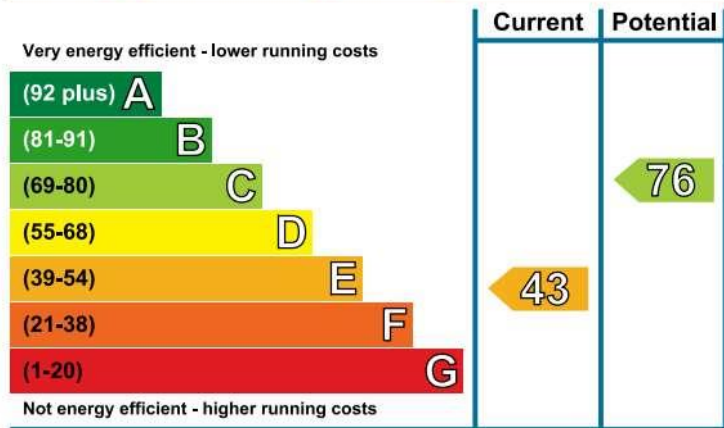
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,283
Over 3 years you could save	£ 2,448

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 216 over 3 years	
Heating	£ 4,347 over 3 years	£ 2,382 over 3 years	
Hot Water	£ 504 over 3 years	£ 237 over 3 years	
Totals	£ 5,283	£ 2,835	

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 Increase loft insulation to 270 mm	£100 - £350	£ 318	
2 Cavity wall insulation	£500 - £1,500	£ 993	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 192	

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.