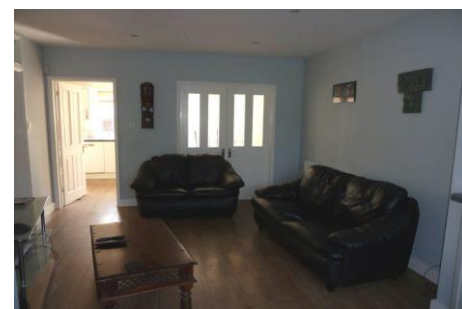




554 Walton Road, West Molesey, KT8 2EQ

Mid terrace three bedroom home presented in good decorative order. The property has undergone many improvements including a two storey rear extension, re-wiring, re-plumbing and double glazing. The property offers a re-fitted kitchen/diner, living room, downstairs cloakroom, three bedrooms and re-fitted bathroom. The property also benefits from good size rear garden and no chain.



THREE BEDROOMS

DOWNSTAIRS CLOAKROOM

GOOD SIZE REAR GARDEN

FITTED KITCHEN/DINER

RE-FITTED BATHROOM

NO CHAIN

£365,000 Freehold

LIVING ROOM: 18' 6" x 12' 4" (5.63m x 3.76m)

Front aspect window and radiator. Wood flooring. Feature fireplace. Door to:-

KITCHEN/DINER: 13' 4" x 8' 8" (4.06m x 2.64m)

Rear aspect window and wood flooring. Worksurfaces with stainless steel single drainer sink unit and mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated fridge freezer.

DOWNSTAIRS CLOAKROOM:

Low level w.c, and wash hand basin.

STAIRS TO FIRST FLOOR LANDING:

BEDROOM ONE: 11' 5" x 8' 4" (3.48m x 2.54m)

Front aspect window.

BEDROOM TWO: 11' 8" x 7' 5" (3.55m x 2.26m)

Rear aspect window.

BEDROOM THREE: 8' 6" x 6' 8" (2.59m x 2.03m)

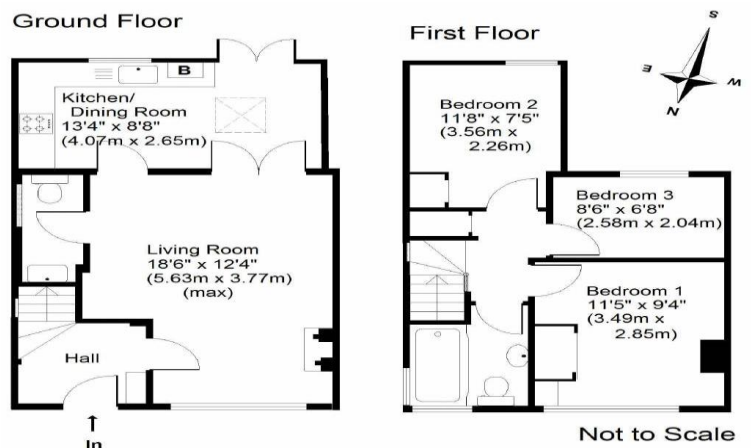
Rear aspect window.

BATHROOM:

Re-fitted. White suite comprising of low level w.c, wash hand basin and panel enclosed bath. Front aspect window.

REAR GARDEN:

Panel enclosed fencing. Mainly laid to lawn. Paved patio area.



**Approximate Gross Internal Floor Area:
74m sq (796sq 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

554, Walton Road, WEST MOLESEY, KT8 2EQ

Dwelling type: Mid-terrace house
Date of assessment: 09 October 2015
Date of certificate: 14 October 2015

Reference number: 8415-6320-6089-9211-9906
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

Use this document to:

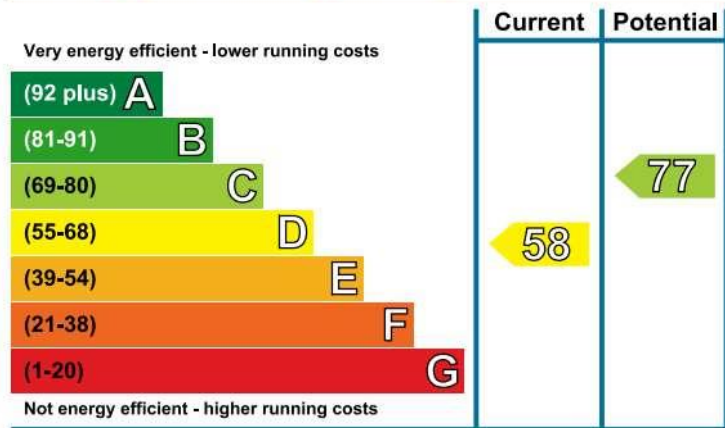
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,409
Over 3 years you could save	£ 474

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 132 over 3 years	
Heating	£ 1,788 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 357 over 3 years	£ 261 over 3 years	
Totals	£ 2,409	£ 1,935	

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 Cavity wall insulation	£500 - £1,500	£ 198	
2 Low energy lighting for all fixed outlets	£80	£ 111	
3 Heating controls (room thermostat)	£350 - £450	£ 69	

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.