



15 Carlyle Close West Molesey, KT8 1SX

A two bedroom split level maisonette situated in a cul de sac location on the popular riverside development of Hurst Park. The property has been extensively improved and offers a modern fitted kitchen/breakfast room, large living room, two double bedrooms, the master bedroom with en suite shower room, family bathroom and garage en block. Further benefits include full double glazing, gas central heating and the property is offered with no onward chain. An internal inspection is strongly recommended.



***AN END OF TERRACE SPLIT LEVEL
MAISONETTE**

***TWO BATHROOMS**

***POPULAR CUL DE SAC LOCATION CLOSE
TO RIVER**

***TWO DOUBLE BEDROOMS**

***VERY GOOD DECORATIVE ORDER**

***FITTED KITCHEN/BREAKFAST ROOM**

GARAGE EN BLOCK

£379,950

15 Carlyle Close

West Molesey, KT8 1SX

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Entrance Hall

Double glazed front door. Double glazed front aspect window. Meter cupboard & stairs to first floor landing.

Living Room

Double glazed dual aspect windows. built in storage units. two period radiators. Engineered wood floor, stairs to second floor & squared arch to:-

Kitchen/Breakfast Room

Low voltage ceiling lights. Full range of eye & base level units. 'Bosch' fitted double oven. Fitted oven with extractor fan above. Ceramic sink unit with mixer tap. Wood block work surfaces with L-shaped bar. Integrated fridge/freezer, freezer, washing machine & dishwasher. Part tiled walls & tiled floor. Dual aspect double glazed windows.

Bedroom 1

Double glazed dual aspect windows. Fitted double wardrobe. Modern radiator, storage cupboard.

En-suite shower room

Fully tiled throughout. Integrated shower unit. Wash hand basin with mixer tap, low level WC. heated towel rail. wall light points.

Bedroom 2

Double glazed rear aspect window, fitted double wardrobe, radiator.

Family Bathroom

Frost double glazed window. Low voltage ceiling lights, panel enclosed bath with integrated shower unit and screen. low level WC, wash hand basin with mixer tap, heated towel rail.

Garage en block.

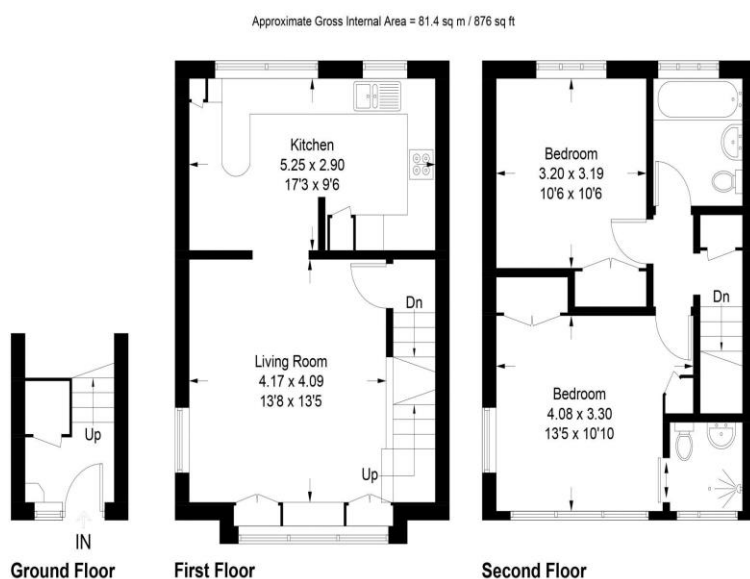


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansusketech.com © (D669736)

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 (EPC)

15, Carlyle Close
WEST MOLESEY
KT8 1SX

Energy rating

D

Valid until:

7 August 2030

Certificate number:

8180-7128-0140-4386-2202

Property type

Top-floor maisonette

Total floor area

81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		