



40 Balmoral Crescent, West Molesey

West Molesey

Offers Over **£800,000**

newton
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40 Balmoral Crescent

West Molesey

Spacious semi-detached home with 4 or 5 bedrooms, open plan kitchen, driveway, near the Thames and schools. High standard throughout. EPC C. Sought-after location. Ideal for families. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-Detached 4/5 Bedroom Home
- Chain Free
- Highly Sought After Road
- Open Plan Kitchen/ Dining Room
- Large 80FT Rear Garden With Garden Room
- Driveway
- Short Walk To River Thames
- Catchment For Local Schooling
- EPC C







Ground Floor

Balmoral Crescent

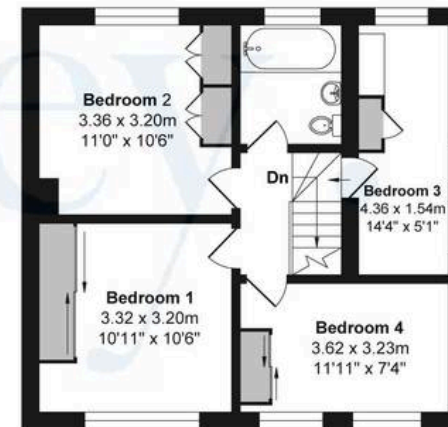
Total Area: 142.0 m² ... 1528.47 ft²

FOR ILLUSTRATIVE PURPOSE ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown area an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

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First Floor

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