



**RAWLINSON
&WEBBER.**

Churchfields, West Molesey
£2,675 Per Calendar Month Freehold

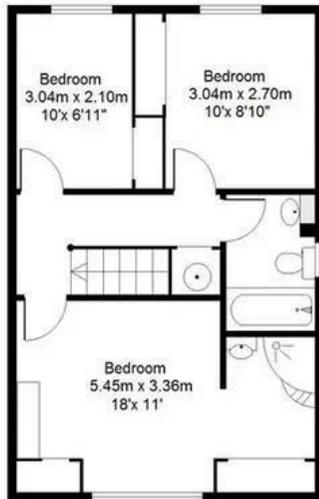
RAWLINS

RAWLINSON & WEBBER

Ground Floor



First Floor



Approximate Gross
Internal Floor Area:
128m sq (1,385sq ft)

Not to scale

Property Description

Welcome to Churchfields, West Molesey – a charming and spacious 3-bedroom link-detached property perfect for modern family living. This beautifully maintained home offers a blend of comfort, functionality, and style across its versatile spaces.

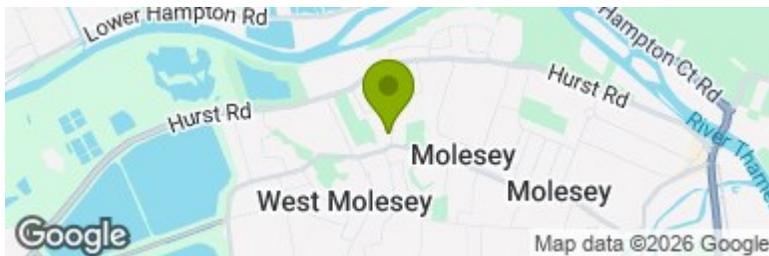
The ground floor is a great space that flows into different areas. Starting with the lounge facing the front of the property. At the end of the hallway you have a downstairs WC. Then you have a great flowing area that starts as you walk into the kitchen, wraps around to a dining area then into what is currently a study area. You also have internal access into the garage from the kitchen.

A large garden at the rear, offering a perfect space for outdoor activities, gardening, and enjoying the fresh air.

Features

Moving upstairs you have three well-appointed bedrooms, each offering ample space and natural light, the main bedroom also has an ensuite shower room.

- SPACIOUS FAMILY HOUSE • 3 BEDROOMS,
- PRINCIPAL WITH ENSUITE SHOWER • FAMILY
- BATHROOM • DOWNSTAIRS
- WC • LOUNGE • SPACIOUS KITCHEN • 2ND
- RECEPTION AREA • STUDY AREA • DRIVEWAY
- PARKING FOR TWO CARS • LAID TO LAWN EAST
- FACING BACK GARDEN • GARAGE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

E

EPC Rating:

D