



**RAWLINSON  
&WEBBER.**

First Avenue, West Molesey  
£2,000 PCM Freehold

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# Property Description

Charming 3-Bedroom Semi-Detached Family Home in West Molesey | Zone 6

Nestled in West Molesey, this charming three-bedroom semi-detached home delivers the perfect blend of comfort and peaceful suburban living. Less than 35 minutes from London Waterloo via Hampton Court station, it's an ideal base for families and commuters alike.

Three well-proportioned bedrooms

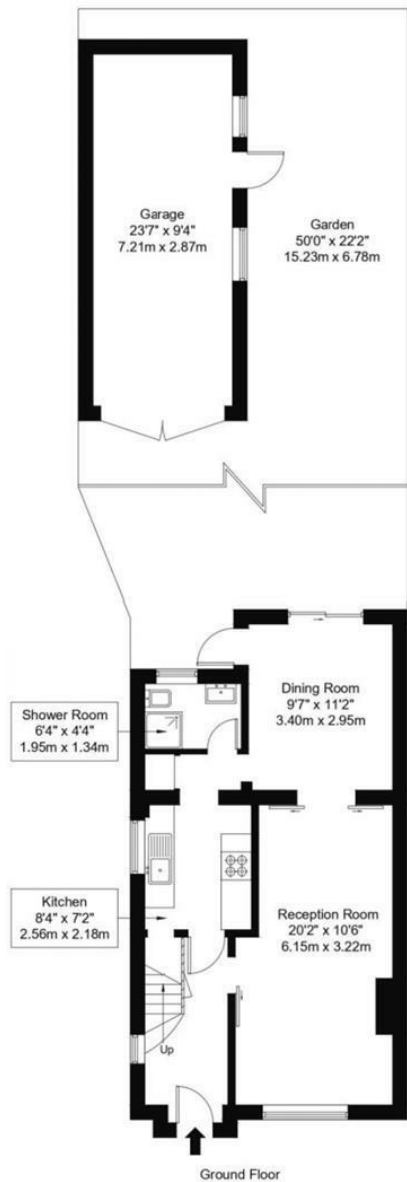
A welcoming front reception flooded with natural light, Fully equipped kitchen, spacious family bathroom (plus handy downstairs WC) Private garden, perfect for relaxing or entertaining

Off-street parking, and garage access

## Features

Set near riverside walks, green open space, and family-friendly amenities

- LARGE SEMI DETACHED HOUSE • 3 BEDROOMS • LOUNGE • DINING ROOM • KITCHEN • DOWNSTAIRS SHOWER ROOM / WC • LARGE PRIVATE REAR GARDEN • EXTERNAL GARAGE IN GARDEN • DRIVEWAY • BOARDED LOFT WITH VELUXE WINDOW

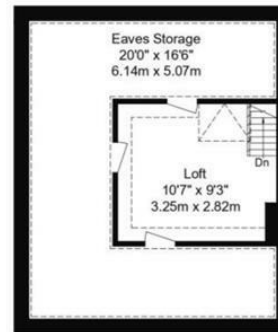
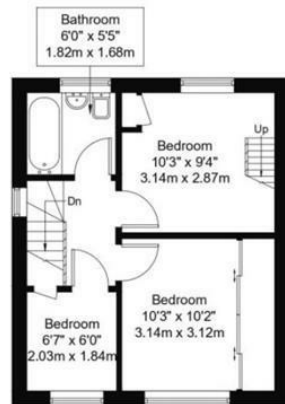


Approx Gross Internal Area = 85.96 sq m / 925 sq ft  
 RHH / Eaves Storage = 22.95 sq m / 247 sq ft  
 Garage = 20.69 sq m / 223 sq ft  
 Total = 129.6 sq m / 1395 sq ft

□ = Reduced Headroom Below 1.5m / 5'0"



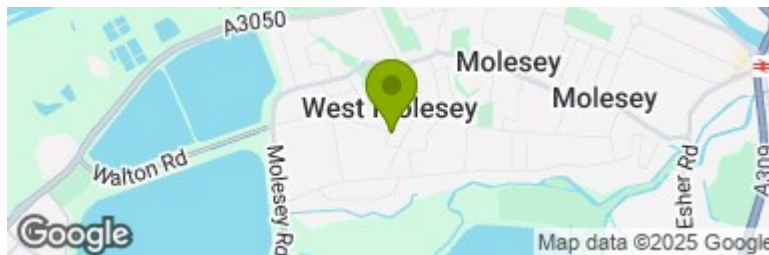
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Ground Floor

First Floor

Second Floor



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

D

EPC Rating: