



**RAWLINSON
&WEBBER.**

**Brende Gardens, West Molesey
Offers In Excess Of £450,000 Freehold**

Property Description

Rawlinson and Webber are thrilled to welcome to the market, this fantastic 2 double bedroom, semi-detached home situated in quiet cul-de-sac location of West Molesey.

Upon entering, you are welcomed by an entrance porch leading to a spacious L-shaped lounge, complete with stair access and under-stair storage. The well-designed kitchen features both eye-level and base-level units, while the ground-floor shower room with W/C adds convenience. At the rear, a generously sized sun room provides additional cupboard space and overlooks the private rear garden.

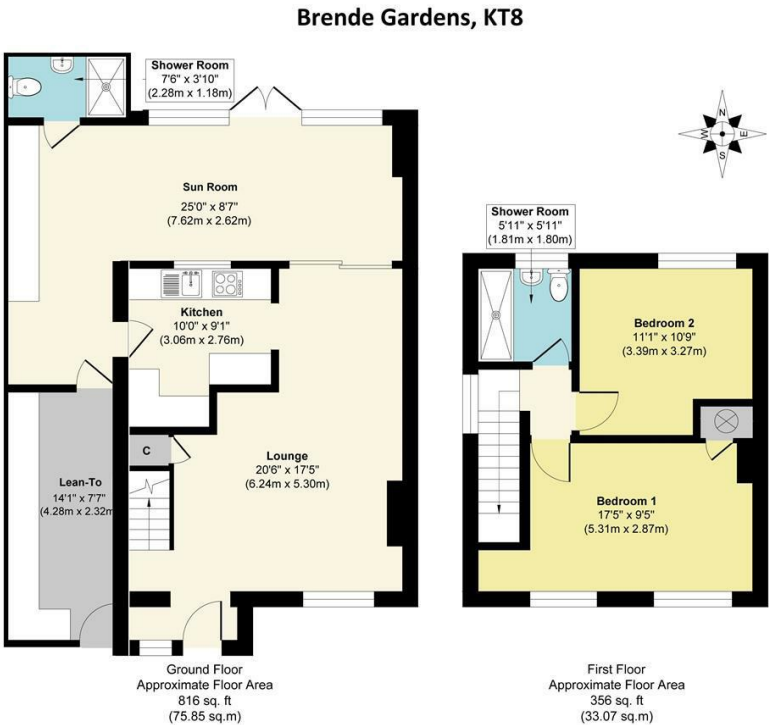
Upstairs, the property offers two well-proportioned double bedrooms and a second shower room. Additionally, the loft presents an excellent opportunity for expansion (STPP).

Externally, this home benefits from off-street parking for one car, a spacious rear garden and a large lean-to with front access leading into the sun room.

Offered with vacant possession and no onward chain, this property is perfect for first-time buyers or those looking to downsize. With ample potential for future extensions, it also presents a fantastic opportunity for growing families. Early viewings are highly recommended.

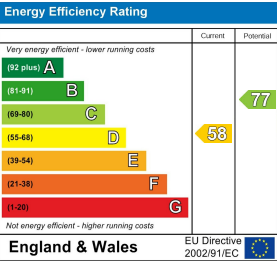
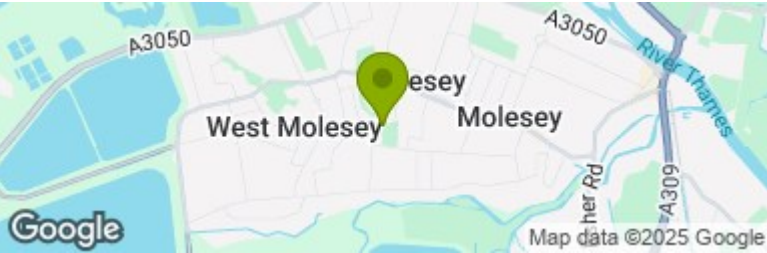
Features

- SEMI-DETACHED • 2 DOUBLE BEDROOMS • 2 RECEPTION ROOMS • 2 SHOWER ROOMS • KITCHEN • OFF-STREET PARKING • REAR GARDEN • SIDE LEAN-TO • VACANT POSSESSION • NO ONWARD CHAIN



Approx. Gross Internal Floor Area 1172 sq. ft / 108.92 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Council Tax Band

C

EPC Rating:

D