

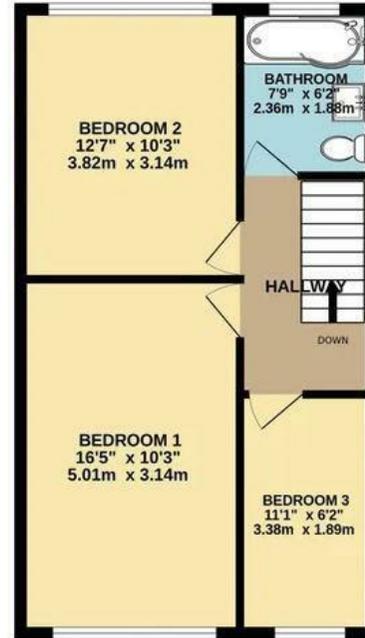


**RAWLINSON  
&WEBBER.**

Buckingham Gardens, West Molesey  
Asking Price £699,950 Freehold

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this beautifully presented three-bedroom family home situated in a prime location within the Hurst Park development. Boasting stunning river-backing viewings of the River Thames, St Mary's Church, and Hurst Park.

Upon entering, you'll find an entrance porch with a cloakroom, a spacious and bright through-lounge, with generous-sized dining room and a modern kitchen just off. The fully fitted kitchen features an island peninsular, Neff appliances and a deep storage cupboard. A bright conservatory enhances the living space, providing picturesque views of the charming rear garden and the river beyond.

Upstairs, the home comprises two double bedrooms, an additional third bedroom, and a stylish family bathroom. Externally, the property features a sizable front garden and a stunning walled rear garden that backs onto Hurst Park and the River Thames. Furthermore, the property benefits from a garage in a nearby block and ample unallocated residential parking.

## Features

- RIVER-BACKING PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN WITH BREAKFAST BAR
- CLOAKROOM
- FAMILY BATHROOM
- CONSERVATORY
- GARAGE IN NEARBY BLOCK
- FRONT & REAR GARDEN
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(54-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating:

D

Council Tax Band

D