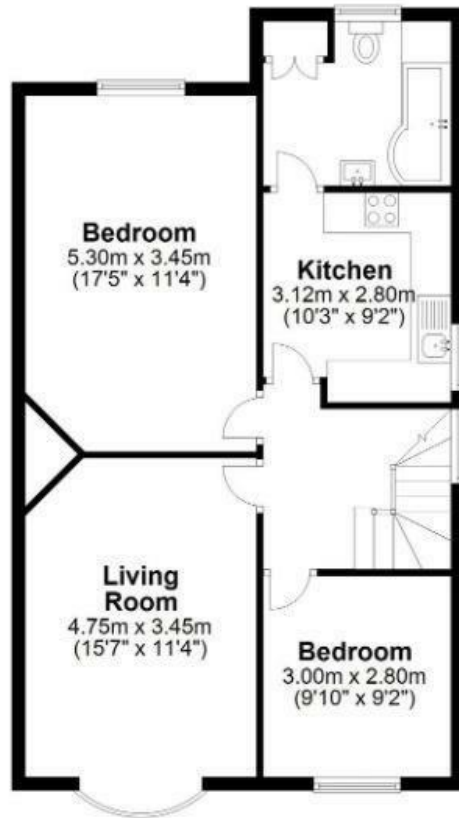


Island Farm Road, West Molesey
Asking Price £449,950 Share of Freehold



Ground Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 102.8 sq. metres (1106.9 sq. feet)

These dimensions are approximate and are not intended to be used for the purpose of a building survey. They are provided for information only and are not intended to be used for the purpose of a building survey. They are provided for information only and are not intended to be used for the purpose of a building survey.

Property Description

Rawlinson and Webber are pleased to offer for sale, this beautifully presented and spacious maisonette located in a quiet and desirable part of West Molesey, close to sought-after primary schools and open green spaces of The Wilderness. Offering a total internal area of approximately 1106.9 sq. ft., the property is thoughtfully laid out over two floors and has been finished to a high standard.

There are three generous double bedrooms, including a stunning double-aspect principal bedroom complete with a Juliet balcony that provides stunning views, as well as its own stylish ensuite bathroom. The modern family bathroom has also been upgraded to a high specification and benefits from the luxury of underfloor heating.

The heart of the home is a stunning, contemporary kitchen fitted with elegant quartz worktops, modern appliances, and underfloor heating for year-round comfort. A separate utility cupboard adds practical convenience, keeping the main living areas clutter-free. The spacious living room is perfect for both relaxing and entertaining, offering a comfortable and inviting space for the whole family.

Throughout the home, double glazing and high-quality window shutters enhance energy efficiency and privacy. To the rear of the property, a private enclosed garden with Indian sandstone paving provides an ideal setting for outdoor enjoyment. The garden also features a versatile summer house with power and electric, making it perfect for use as a home office, gym, or hobby room.

This outstanding property offers a rare blend of style, space, and practicality in a quiet and convenient location. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Features

- SPLIT-LEVEL MAISONETTE
- 3 GENEROUS DOUBLE BEDROOMS
- 2 BATHROOMS
- KITCHEN
- LOUNGE
- PRIVATE ENCLOSED GARDEN
- SUMMER HOUSE WITH POWER
- DOUBLE ASPECT PRINCIPLE BEDROOM WITH JULIET BALCONY
- IDEAL LOCATION CLOSE TO SCHOOLS
- 900+ YEARS REMAINING ON THE LEASE

Council Tax Band

D

EPC Rating:

C

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		74	79
EU Directive 2002/91/EC			

