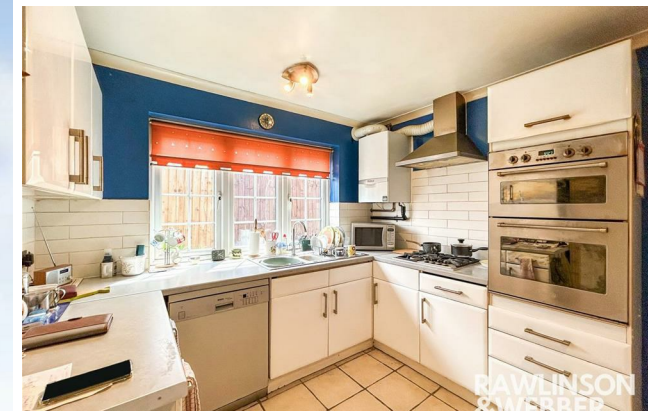




**RAWLINSON  
&WEBBER.**

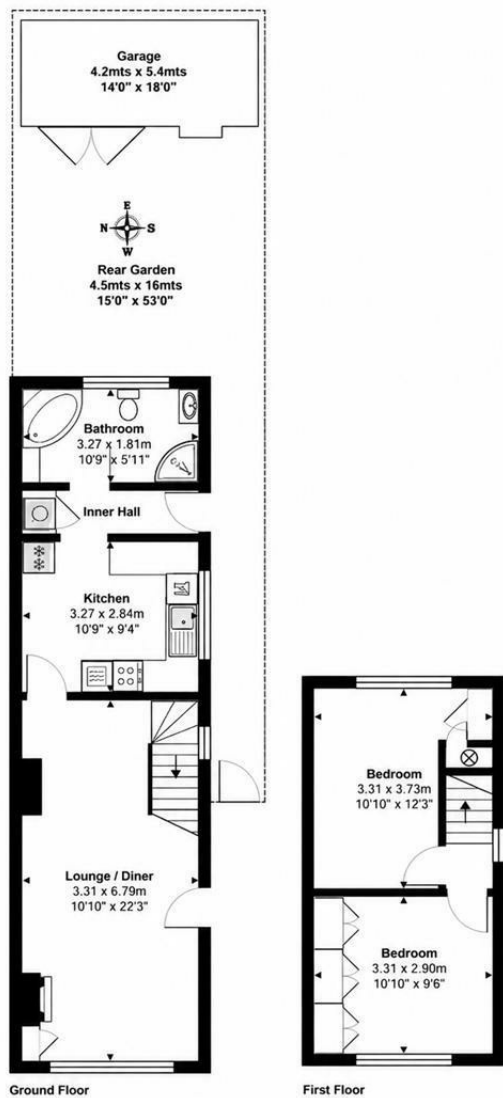
**Spreighton Road, West Molesey  
Asking Price £499,950 Freehold**



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Ground Floor  
 First Floor  
 Total Area: 64.5 m<sup>2</sup> ... 695 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

## Property Description

Rawlinson and Webber are delighted to offer for sale this charming Victorian two double bedroom semi-detached home, quietly tucked away at the end of a peaceful cul-de-sac. The property further benefits from an impressive detached double garage with power and lighting, situated at the end of the garden. The current vendors previously had vehicular access to the garage from the end of the road, which has since been fenced off, however there is potential to reinstate access, subject to the usual planning permissions (STPP).

The accommodation comprises a bright and spacious through lounge/dining room with front and side aspect windows that flood the room with natural light, together with a feature gas fireplace. The kitchen/breakfast room fitted with a range of eye and base level units and cupboards, integrated double oven and gas hob, plus space for a dishwasher and fridge/freezer. The kitchen leads through to a rear lobby with access to the garden, a useful storage cupboard with space for a washing machine, and a downstairs bathroom featuring a corner bath and separate shower cubicle.

Stairs rise to the first-floor landing, providing access to two double bedrooms, both benefiting from built-in wardrobes.

Externally, the property enjoys good size rear garden with patio area, lawn, and mature shrubs and hedging. To the rear of the garden is a shingle stone area leading to the detached 18ft x 14ft garage with double doors, power and lighting. The current vendors previously had vehicular access to the garage from the end of the road, which has since been fenced off, however there is potential to reinstate access, subject to the usual planning permissions (STPP).

To the front of the property is an attractive garden with pathway and wrought iron gate leading to the front entrance.

Further benefits include UPVC double glazing, gas central heating.

## Features

- EXTENDED SEMI-DETACHED PERIOD PROPERTY
- TWO DOUBLE BEDROOMS
- 18FT X 14FT DOUBLE GARAGE
- LIVING / DINING ROOM
- KITCHEN
- EAST FACING LARGE GARDEN
- QUIET CUL-DE-SAC LOCATION
- POTENTIAL TO ADD LOFT CONVERSION - STPP

## Council Tax Band:

D

## EPC Rating:

E

