



**RAWLINSON
&WEBBER.**

Down Street, West Molesey
Asking Price £460,000 Freehold

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Property Description

A very nicely presented 2 double-bedroom end of terrace home which benefits from being on a really spacious plot, therefore providing ample scope to enlarge if required (subject to planning permission); it also has the benefits of a sunny, westerly aspect to the rear garden.

Inside, this home is presented in lovely condition and boasts gas central heating and double-glazing; ready to move in with the minimum of stress or refurbishment required. There are 2 good size double bedrooms and a first floor bathroom; downstairs has a through lounge, plus a well-appointed kitchen with room for a good size table and chairs.

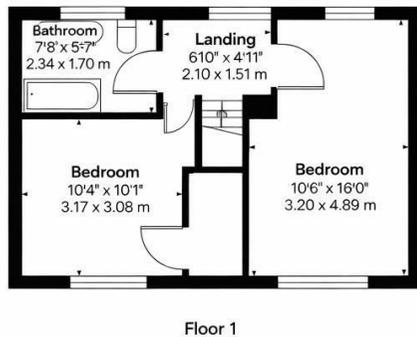
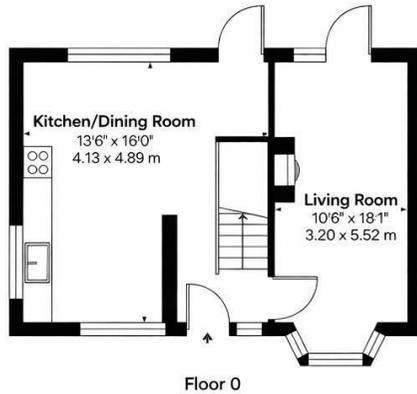
To the front it has its own driveway with off-street parking for at least 2 cars. The home is located in a primarily residential area and within access of buses, shops, schools as well as Molesey Heath open spaces.

We would encourage an early viewing to fully appreciate this lovely home.

Features

SEMI - DETACHED HOME
 BEAUTIFUL FITTED KITCHEN
 LARGE GARDEN TO THE REAR
 GAS CENTRAL HEATING
 POTENTIAL TO ENLARGE s.t.p

2 DOUBLE-BEDROOMS
 SEPARATE LOUNGE
 OFF-STREET PARKING
 DOUBLE-GLAZING
 EXCELLENT CONDITION



Approximate total area ⁽¹⁾

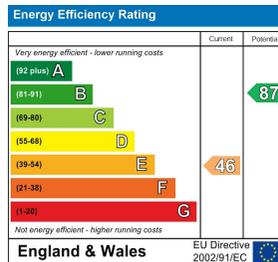
751 sq ft / 69.8 sm

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. For illustrative purposes only. Calculations based on RICS PS1/PS6.

Calculations are based on RICS PS1/PS5 principles.

GIA/FAB/840



Council Tax Band

C

EPC Rating:

E