









## Redland Gardens, West Molesey, KT8 Approximate Area = 1293 sq ft / 120.1 sq m Limited Use Area(s) = 850 sq ft / 79 sq m Garage = 170 sq ft / 15.8 sq m Total = 2313 sq ft / 214.9 sq m For identification only - Not to scale Garage 18'10 (5.74) x 9' (2.74) Garden Approximate 55'4 (16.86) x 48'4 (14.73) Eaves Bedroom 2 11'3 (3.43) Bedroom 3 Lounge 17' (5.18) x 13' (3.96) 11' (3.35) x 10'10 (3.30) x 11'1 (3.38) Bedroom 1 22'8 (6.91) max x 12' (3.66) into bay Eaves Kitchen 17' (5.18)

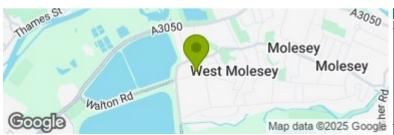
FIRST FLOOR

## **Property Description**

Rawlinson and Webber are pleased to offer for sale this fantastic four bedroom, semi-detached bungalow; situated in Redland Gardens – a private cul-de-sac in West Molesey.

This home offers a versatile space and a large external plot with ample potential to enlarge and modernise (STPP). Featuring an entrance hallway, a front-facing kitchen/breakfast room, leading to an expansive 17' lounge with French Doors opening to the southerly-facing rear garden. Completing the ground floor are three bedrooms, two of which include built-in storage, and a family bathroom with a separate W/C. Upstairs, benefits from a landing with a loft conversion and pressure ditional loft space and an impressive double bedroom with storage in the eaves, now requiring some work.

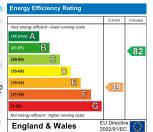
\* SEMI-DETACHED BUNGALOW . FOUR DOUBLE Externally the property comprises off-street parking on its own drive-way, and a BEDROWN in the penetit of a detached garage with rear vehicular BCOS was double gares. Other blanefits include No Whyard Chain, double-sizing and gas central reating. PEEC rating LD embridge Borough Council = BACING REAR GARDEN • VEHICULAR REAR ACCESS • DETACHED GARAGE • NO ONWARD CHAIN



x 13' (3.96)

9'9 (2.97)

GROUND FLOOR



Eaves

Eaves

Council Tax Band

Ε

EPC Rating:

Ε