



**RAWLINSON  
&WEBBER.**

**Buckingham Avenue, West Molesey**  
**Asking Price £575,000 Freehold**





# Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this fantastic 3/4 bedroom, 3 storey town house. A great 'blank canvas' for anyone looking for space, light and an opportunity to update and improve to their own specifications. The home is situated in a popular West Molesey location within close proximity to Hurst Park and the River Thames.

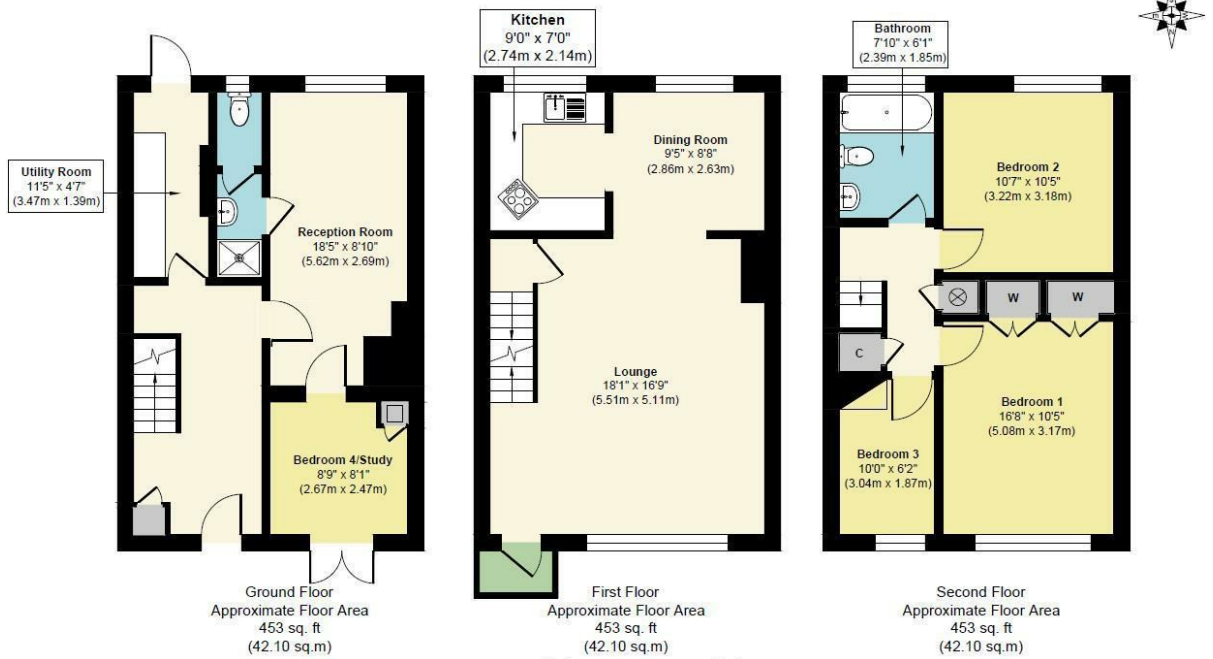
The ground-floor features a hallway with stair access, a reception room, a 4th bedroom/study, a galley kitchen with direct access to the easy maintenance south facing rear garden and a shower room.

Upstairs, the 1st floor offers a large lounge with direct access to a balcony; a rear dining room leads to a well-positioned kitchen offering ample eye & base level units.

The 2nd floor features 2 double bedrooms, an additional 3rd bedroom and a family bathroom. The property also offers a convenient loft space.

Externally, the property further benefits from a front courtyard garden, a south facing rear patio garden with shed storage. These particular properties on Hurst Park are rarely available and we highly recommend your early viewing.

Buckingham Avenue, KT8



Approx. Gross Internal Floor Area 1359 sq. ft / 126.31 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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## Features

- 3 STOREY TOWN HOUSE
- 4 BEDROOM
- LOUNGE/DINING ROOM
- KITCHEN
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- FIRST FLOOR BALCONY
- INTERNAL LOFT STORAGE
- PRIVATE SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN

Council Tax Band E

EPC Rating: D

