



**RAWLINSON
&WEBBER.**

Fleet Close, West Molesey
Asking Price £675,000 Freehold

Property Description

Rawlinson and Webber are very pleased to offer for sale this spacious, four double bedroom semi-detached family home situated in a quiet cul-de-sac location in West Molesey. The ground floor features a spacious lounge, large study/5th bedroom, modern kitchen/breakfast room with built-in appliances, a generous sized conservatory with doors leading to the rear garden and cloakroom. The first floor includes four double bedrooms which all benefit from built-in wardrobes. A spacious family bathroom completes the first floor accommodation.

Externally, the property benefits from a generous rear garden measuring approximately 46x50 ft, a detached double garage with recently fitted remote controlled garage doors, a shed, and a covered area. To the front, there is a large garden and driveway offering ample parking suitable for numerous vehicles. Other benefits include; Double-glazing and gas central heating with HIVE system in place.

We believe this superb home represents excellent value for money for the accommodation offered and sold with the added benefit of no onward chain, would encourage an early viewing.

Features

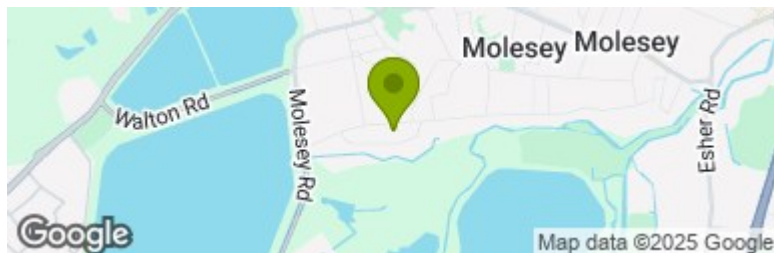
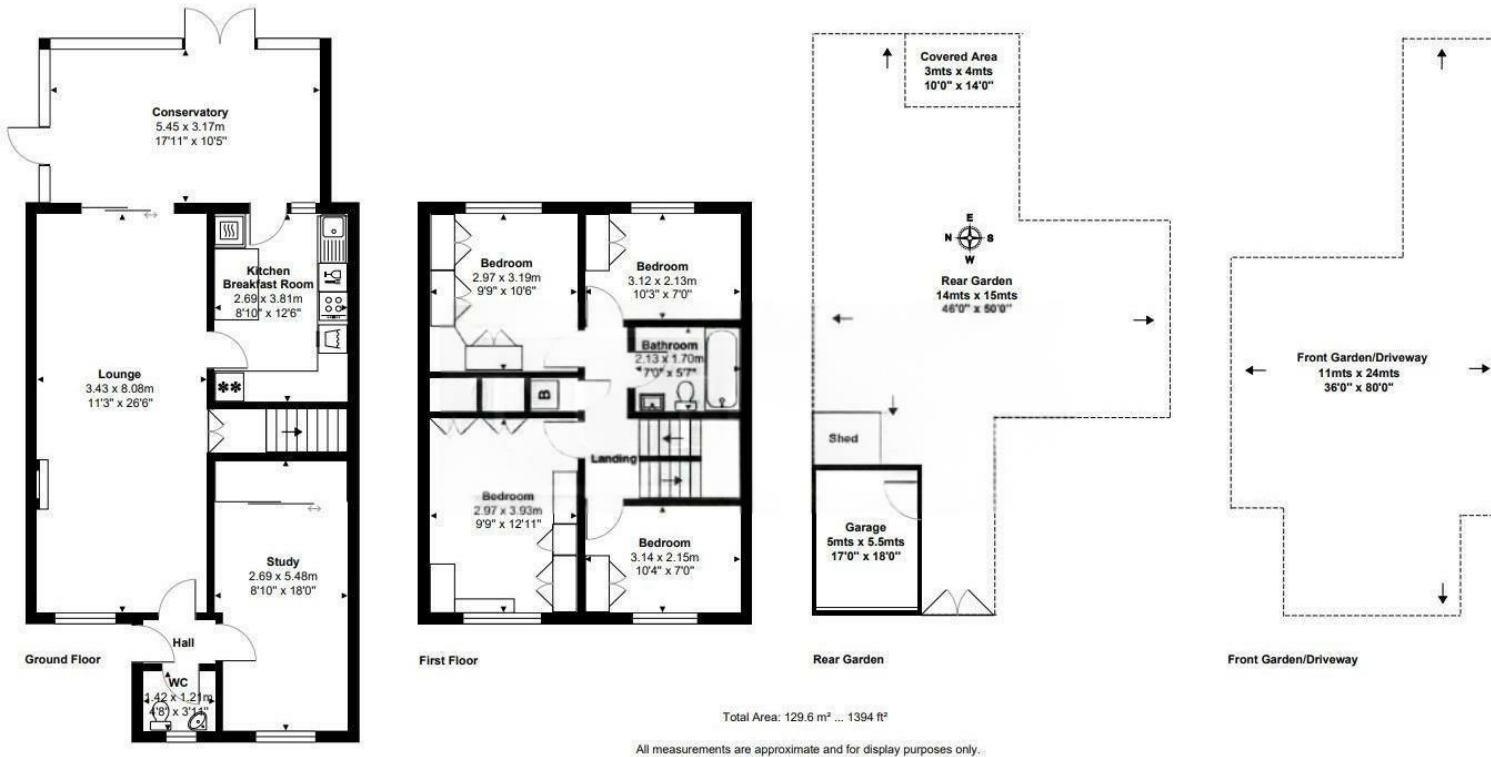
- SEMI-DETACHED HOME
- 4/5 DOUBLE BEDROOMS
- LARGE RECEPTION ROOM
- KITCHEN & CONSERVATORY
- STUDY/5TH BEDROOM
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- SUBSTANTIAL PLOT
- OFF-STREET PARKING & DOUBLE GARAGE
- SOLD WITH NO ONWARD CHAIN

Council Tax Band

E

EPC Rating:

D



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		