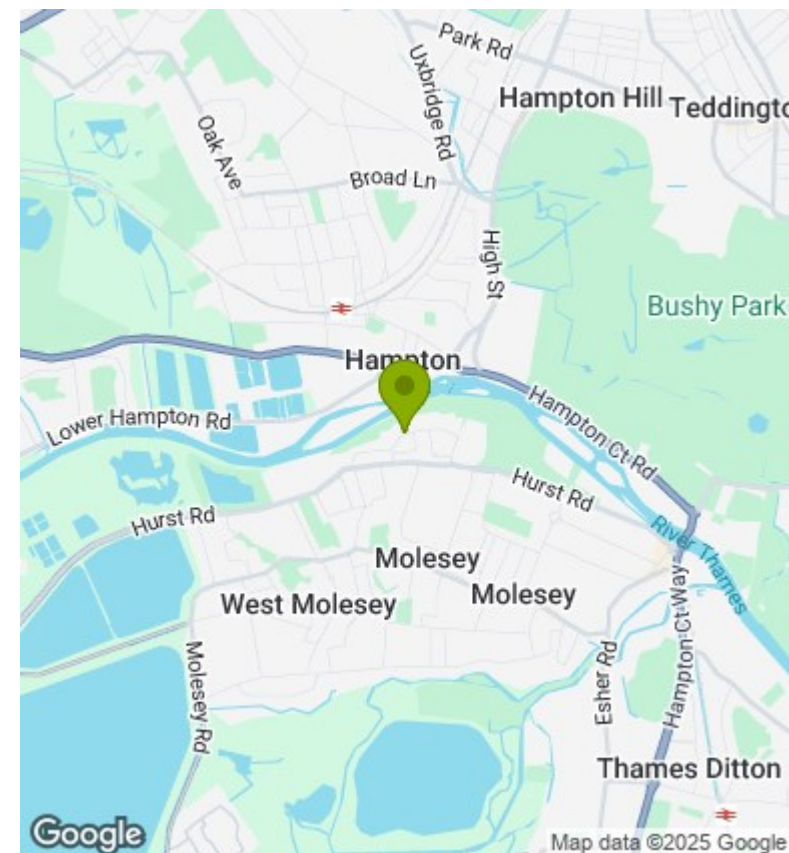
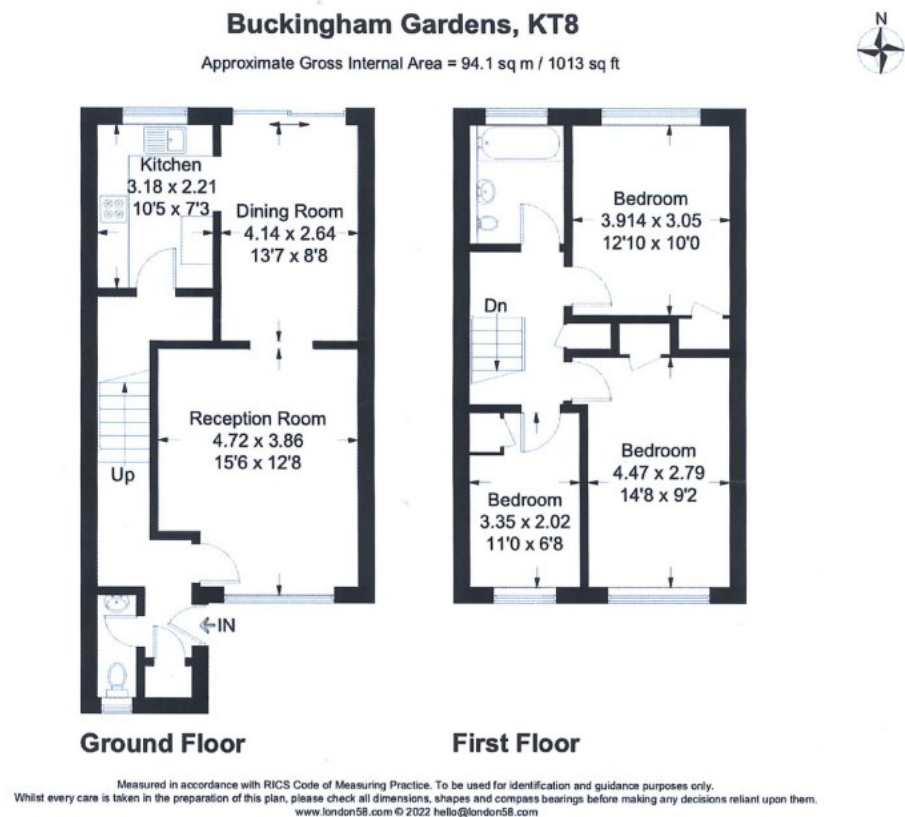




55 Buckingham Gardens, West Molesey, Surrey, KT8 1TJ

Asking Price £725,000 Freehold

- 3 BEDROOM HOUSE
- DINING ROOM
- FRONT GARDEN
- HURST PARK
- CLOAKROOM
- KITCHEN
- REAR GARDEN
- RECEPTION ROOM
- FAMILY BATHROOM
- RIVER VIEWS



Description

Rawlinson and Webber are pleased to offer this beautifully presented three-bedroom residence situated within the highly sought-after Hurst Park Development, offering captivating views of the River Thames and its surroundings.

Impeccably maintained, the property offers a porch accommodating a cloakroom, a light and airy front reception room with a large floor-to-ceiling window overlooking the front private 'meadow garden', and a dining room overlooking the mature rear garden and onto Hurst Park and the River Thames. The dining room leads into the modernised kitchen looking out to the rear of the property. Upstairs, comprises 2 double bedrooms, an additional 3rd bedroom and a contemporary family bathroom.

The front showcases a charming wild courtyard garden, while the rear features a covered patio, ideal for entertaining and relaxing during the summer months, providing an idyllic setting to appreciate the awe-inspiring views.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating:

D