



**RAWLINSON
&WEBBER.**

**Mole Abbey Gardens, West Molesey
Asking Price £749,950 Freehold**

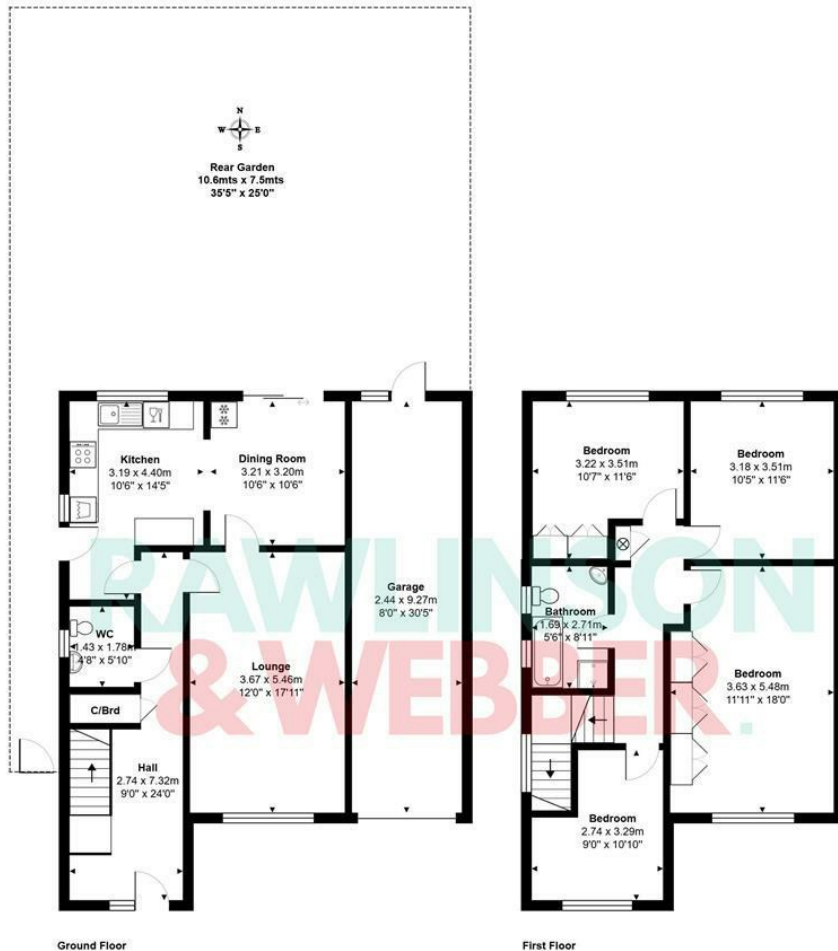
Property Description

A beautifully presented four bedroom detached family home offering a large internal living space, which still has scope to enlarge and/or reconfigure if desired, s.t.p.p.

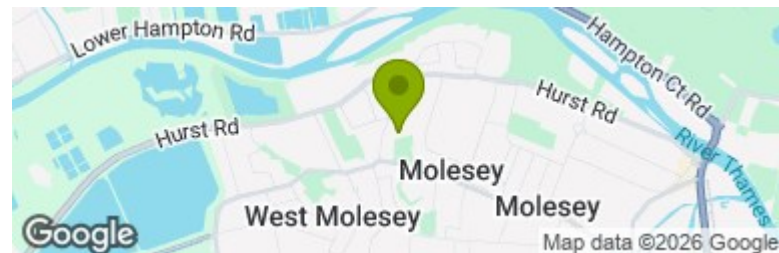
The property provides four bedrooms, including a very large Master Bedroom and spacious accommodation across the ground floor, making it well suited to modern family living. The house also benefits from a modern kitchen, family bathroom and downstairs W/C.

Outside to the front there is off-street parking and a pretty garden lawn with a double-length garage runs down the side of the property (with power and light) and a door leads to the well maintained rear garden.

Features
 Situated in a popular, quiet cul-de-sac the property combines substantial indoor space with a spacious surrounding garden.
4 BEDROOMS • 1 BATHROOM • LOUNGE • KITCHEN • DOWNSTAIRS WC • DOUBLE GLAZING • REAR GARDEN • DOUBLE GARAGE • OFF STREET PARKING • CUL-DE-SAC
 Altogether, an excellent family home which will be sold with vacant possession, once the current occupants vacate.



Total Area: 151.5 m² ... 1631 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

F

EPC Rating:

D