

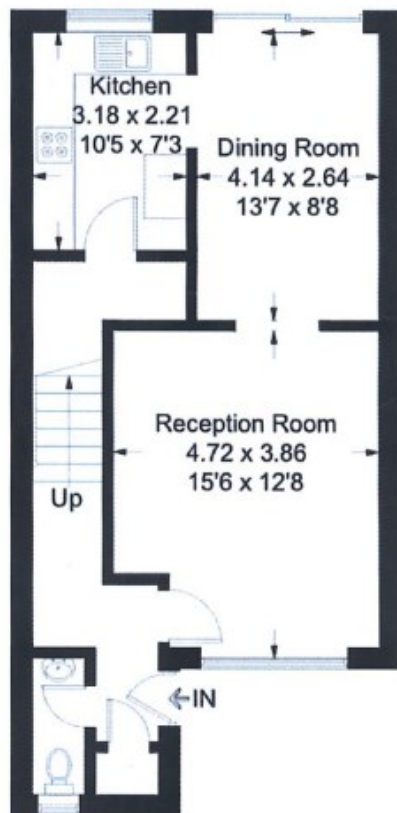


**RAWLINSON
&WEBBER.**

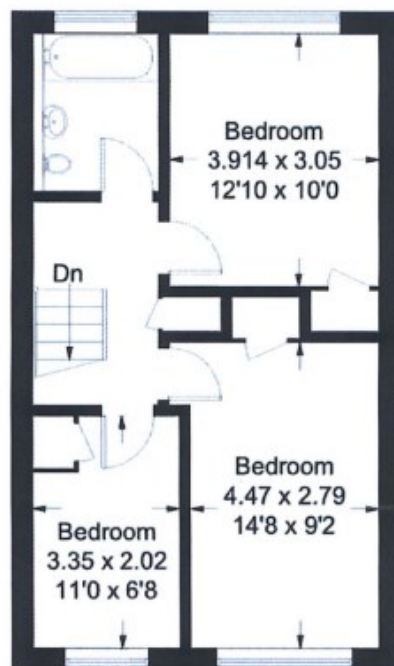
Buckingham Gardens, West Molesey
Asking Price £725,000 Freehold

Buckingham Gardens, KT8

Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft



Ground Floor



First Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2022 hello@london58.com

Property 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. We sincerely hope you appreciate the property as much as we do and we advise you to schedule an early viewing.

Situated in a much sought-after location on the Hurst Park development in West Molesey. Close to the River Thames and within easy access of East & West Molesey Villages, excellent schools, supermarkets and local amenities. Hampton Court Station (TFL ZONE 6, connecting with London Waterloo) is the local train station and there is a bus service connecting with Kingston and Walton on Thames. Bridge Road with its bustling cafés, restaurants, boutiques and antique shops is a short distance away.

Features

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

Council Tax Band D EPC Rating: D

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

