









Bedroom 3 Kitchen 2.73m x 2.05m Dining Room 5.23m x 4.66m Bedroom 2 (5" 11" x 6" 9") (17° 2" x 15' 3") 3.72m x 3.31m 3.72m x 3.27m Reception Room Bedroom 1 3.53m x 3.33m Garage (13'5" x 11'7") (11° 7° x 10' 11°) 5.24m x 2.19m Baltyroom 1.66m x 1.56m (5' 6' x 5' 1') (17 2" x 7 2") **Ground Floor** First Floor Total floor area 119.2 m² (1,283 sq.ft.) approx

EPC Rating: D Council Tax Band E Sest Molesey Molesey Molesey Molesey Molesey Molesey Thames Dil Map data ©2025 Google England & Wales Energy Efficiency Rating Very versey efficient - lower running costs (5-64) (10-840) (10-84

Property Description

Rawlinson and Webber are delighted to present to the market this attractive three-bedroom semi-detached family home, located at the end of a peaceful culde-sac in the heart of East Molesey. The property offers excellent potential to extend to the side (STPP), with several neighbouring properties having completed similar works.

Featuring; an inviting entrance hallway with under stair storage and separate cloakroom. A spacious dual-aspect through lounge/dining room with a deep bay window and door opening onto the rear garden. An extended kitchen/breakfast room offers ample space for cooking and dining with light accessing the room through sky lights and a second side door providing direct access to the rear garden. The kitchen has internal access leading to the attached garage, complete with power and lighting.

Upstairs; a central landing provides access to three bedrooms, a family bathroom, and a separate W/C.

Externally, the property boasts a westerly-facing rear garden, mainly laid to lawn with a patio area. To the front, there is off-street parking for two vehicles on its own driveway. Early viewings are highly recommended to appreciate the potential of this beautiful family home.

Features

- SEMI-DETACHED PROPERTY (SCOPE TO EXTEND)
- 3 BEDROOMS
- 1 BATHROOMS
- 2 RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- ADJOINING GARAGE
- OFF-STREET PARKING
- WESTERLY FACING GARDEN
- EASY REACH OF HAMPTON COURT STATION
- CUL-DE-SAC LOCATION OF EAST MOLESEY