



**RAWLINSON  
&WEBBER.**

Helen Close, West Molesey  
Asking Price £799,950 Freehold



# Property Description

Rawlinson and Webber are pleased to offer for sale this fantastic three bedroom detached property, situated in the quiet residential Helen Close in West Molesey. Welcoming you to the property is a large front garden with off-street parking leading to an attached garage. Stepping into the property, you are welcomed by a good-size entrance hallway with under-stair storage. A reception room is positioned at the front of the property; featuring a deep bay window and a log burner. Towards the rear is a large extended kitchen and family room featuring three skylights and large bi-folding doors opening onto the rear garden. The kitchen showcases dark grey sleek cabinets with built-in appliances such as a fridge/freezer, dishwasher, electric hob and integrated dual ovens with a second pair of doors opening onto the side of the property. Additionally, the ground floor benefits from underfloor heating, a utility room and a convenient ground floor w/c.

Upstairs, the property benefits from three bedrooms with a modern family bathroom shared between them. The property also has planning permission granted for a double-storey extension to the side to provide an additional reception room where the garage is and a new master bedroom with an en-suite shower room (Granted in March 2023).

Externally, the property benefits from a large front-garden, driveway and a wide rear garden of approximately 80 ft in length with an additional enclosed side garden.

## Features

- DETACHED HOUSE
- 3 BEDROOMS
- EXTENDED KITCHEN/FAMILY ROOM
- LOUNGE
- UTILITY ROOM & SEPARATE CLOAKROOM
- FAMILY BATHROOM
- UNDER FLOOR HEATING ON THE GROUND FLOOR
- PLANNING APPROVED FOR DOUBLE STOREY EXTENSION
- PEACEFUL CUL-DE-SAC LOCATION
- GOOD CONDITION

Approximate Gross Internal Area = 1247.74 ft / 115.92 m  
(Including Garage)

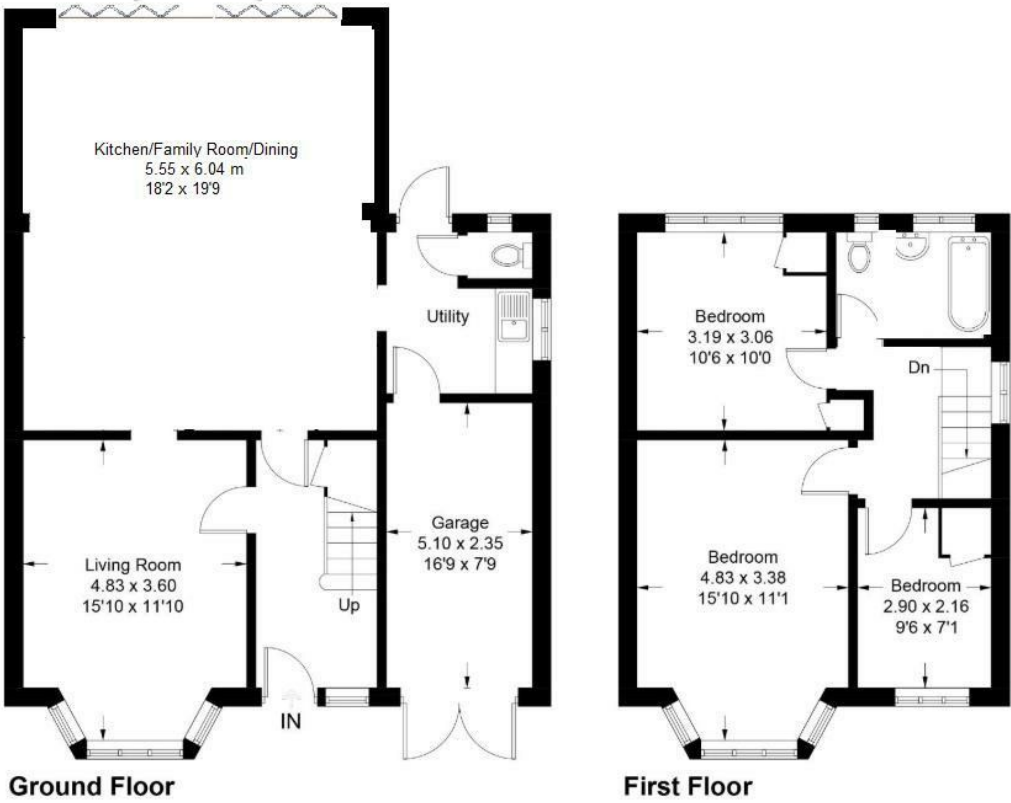


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans1sketch.com © (10715840).

Council Tax Band E

EPC Rating: D

