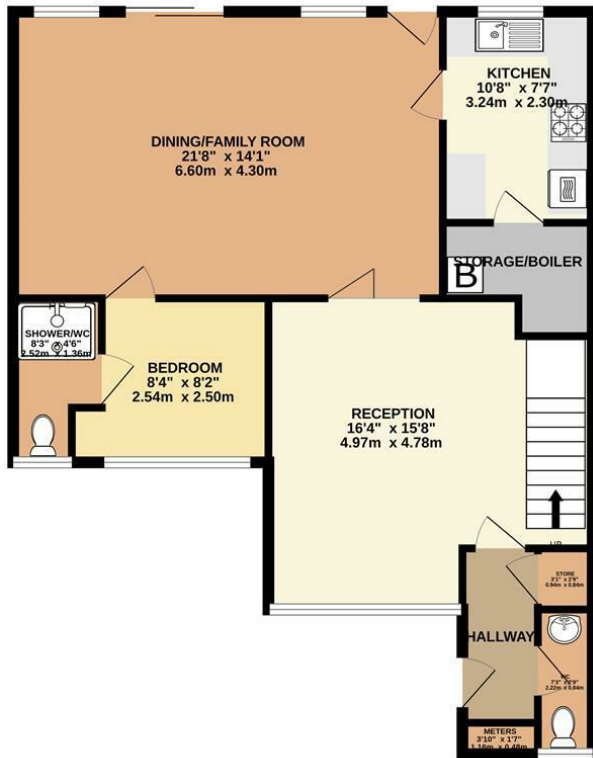




**RAWLINSON  
&WEBBER.**

**Buckingham Gardens, West Molesey  
Asking Price £749,950 Freehold**

GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Description

Rawlinson and Webber are delighted to present this exceptional river-backing extended home, boasting direct access to Hurst Park, the River Thames and enjoys uninterrupted scenery, with the beautifully illuminated Hampton Church.

Unlike its neighbouring terraces, this unique home offers an enlarged layout totalling approximately 1,324 sq ft, MAKING THIS PARTICULAR PROPERTY THE BEST VALUE FOR MONEY PER SQUARE FOOT OF ITS TYPE CURRENTLY AVAILABLE.

Welcoming you into the property is a large enclosed south-facing front garden with side pedestrian access. Upon entry, a welcoming porch leads to a well-appointed cloakroom and two storage cupboards. The spacious front-facing lounge offers stair access and leads through to an extended family room/dining room that overlooks the rear garden and provides uninterrupted views of Hurst Park and the River Thames. A well-appointed kitchen is just off the family/dining room and benefits from a deep storage cupboard that houses the boiler.

Completing the ground floor is a 4th bedroom with en-suite shower room. This area provides an opportunity for further extension towards the front of the property or possibly enlarging the first floor and building on top thereof, subject to the usual consents.

Upstairs comprises 3 well-proportioned bedrooms, two of which benefit from built-in wardrobes. A family bathroom is shared between the first-floor bedrooms.

Outside, the property benefits from a large walled rear garden with direct access to the Thames towpath and pedestrian walkway. Additional highlights include a garage with access from the rear garden and ample unallocated parking within the estate.

## Features

- 4 BEDROOMS
- 2 BATHROOMS (INCLUDING 1 EN-SUITE)
- FRONT-FACING LOUNGE
- LARGE FAMILY ROOM/DINING ROOM
- KITCHEN
- FRONT GARDEN
- LARGE REAR GARDEN
- RIVER BACKING
- VIEWS OF HAMPTON CHURCH
- GARAGE WITH DIRECT ACCESS TO GARDEN

Council Tax Band

E

EPC Rating:

D

