



**RAWLINSON  
&WEBBER.**

Walton Road, West Molesey  
Asking Price £649,950 Freehold







TOTAL APPROX FLOOR AREA 1297 SQ.FT. (120.5 SQ.M).

## Property Description

Rawlinson and Webber are delighted to present this exceptional Victorian link-detached property located on the border of East and West Molesey. The expansive ground floor features an inviting entrance hallway with stair access, a spacious and airy lounge with a bay window, high ceilings, elegant dado and picture rails. Towards the rear, you'll find a generous dining room, seamlessly styled to complement the character of the property. An extended kitchen completes the ground floor with ample units and built-in appliances. There is also side access to the properties courtyard side garden leading to the property own split-level annex.

Moving upstairs, the property offers three well-proportioned bedrooms and an elegant four-piece bathroom complete with a claw-foot bathtub and separate shower.

Externally, the property includes a split-level annex with its own entrance, featuring a lounge, en-suite shower room, and an upstairs room. The property also boasts a lawned garden and an astro turf laid courtyard garden. Early viewings are highly recommended.

## Features

- LINK-DETACHED VICTORIAN HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- ANNEXE WITH SHOWER ROOM
- GARDEN & COURTYARD
- SPACIOUS CORNER PLOT
- DOUBLE GLAZED & GAS CENTRAL HEATING
- WEST MOLESEY

Council Tax Band E EPC Rating: F

