

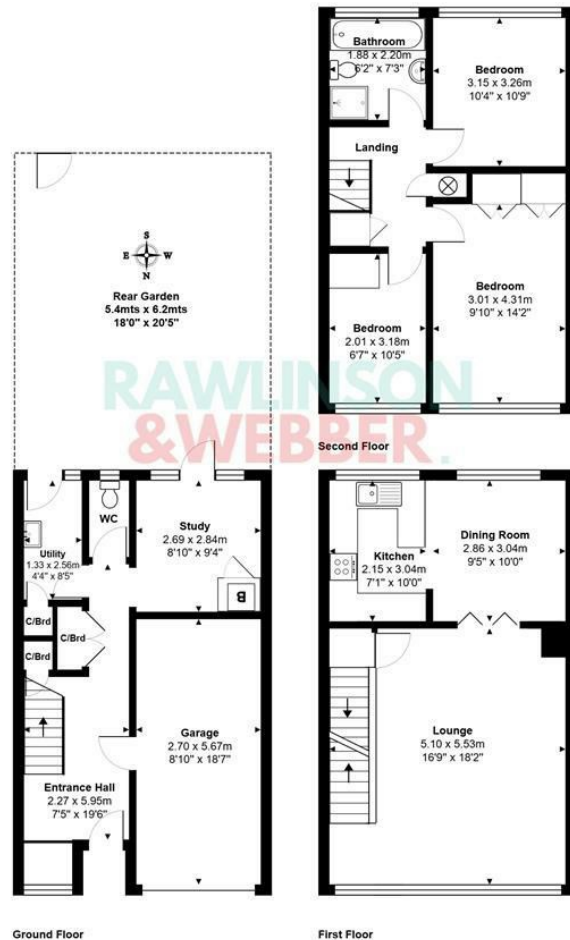


**RAWLINSON
&WEBBER.**

Tufton Gardens, West Molesey
Asking Price £569,950 Freehold

**RAWLINSON
&WEBBER**





Property Description

Rawlinson and Webber are delighted to offer for sale, with no onward chain, this impressive 3/4 bedroom three-storey townhouse. Situated in a superb location, the property presents an excellent opportunity for buyers seeking generous living space with natural light. It also offers the potential for future re-modelling of the ground floor to provide extensive further living space.

The ground floor comprises an entrance hallway with stair access, a versatile reception room/study with direct access to the rear garden, a utility room, and a separate W/C. Amtico-style flooring runs throughout the hallway and rear reception room, adding a contemporary finish. The integral garage offers potential for conversion (STPP), creating the opportunity to reconfigure and expand the ground-floor living accommodation if desired.

To the first floor, a spacious lounge enjoys attractive views over the large garden square. The well-appointed kitchen provides ample eye- and base-level units, a newly installed hob, and an integrated dishwasher.

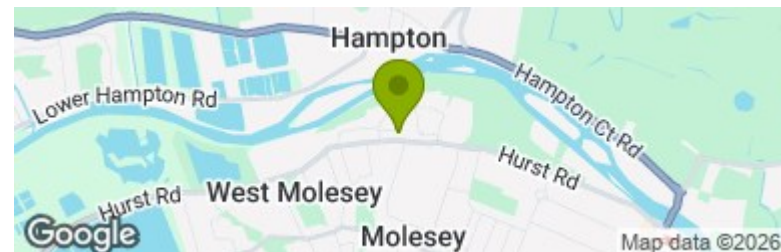
The second floor comprises two double bedrooms, a further third bedroom, and a modern family bathroom fitted in 2021, featuring a separate bath and standalone shower cubicle. A convenient loft space provides additional storage.

Externally, the property benefits from off-street parking via its own driveway leading to the integral garage, along with a south-facing rear garden with rear access. Early viewings are highly recommended.

Features

- NO ONWARD CHAIN
- 3 STOREY TOWNHOUSE
- 3/4 BEDROOMS
- GROUND-FLOOR RECEPTION ROOM/STUDY
- 2 FURTHER RECEPTION ROOMS
- 2021 FITTED MODERN BATHROOM
- GROUND-FLOOR UTILITY ROOM & W/C
- OFF-STREET PARKING
- INTEGRAL GARAGE
- SOUTH-FACING REAR PATIO GARDEN WITH REAR ACCESS

Council Tax Band: E EPC Rating:



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