



**RAWLINSON  
&WEBBER.**

Island Farm Road, West Molesey  
Asking Price £625,000 Freehold





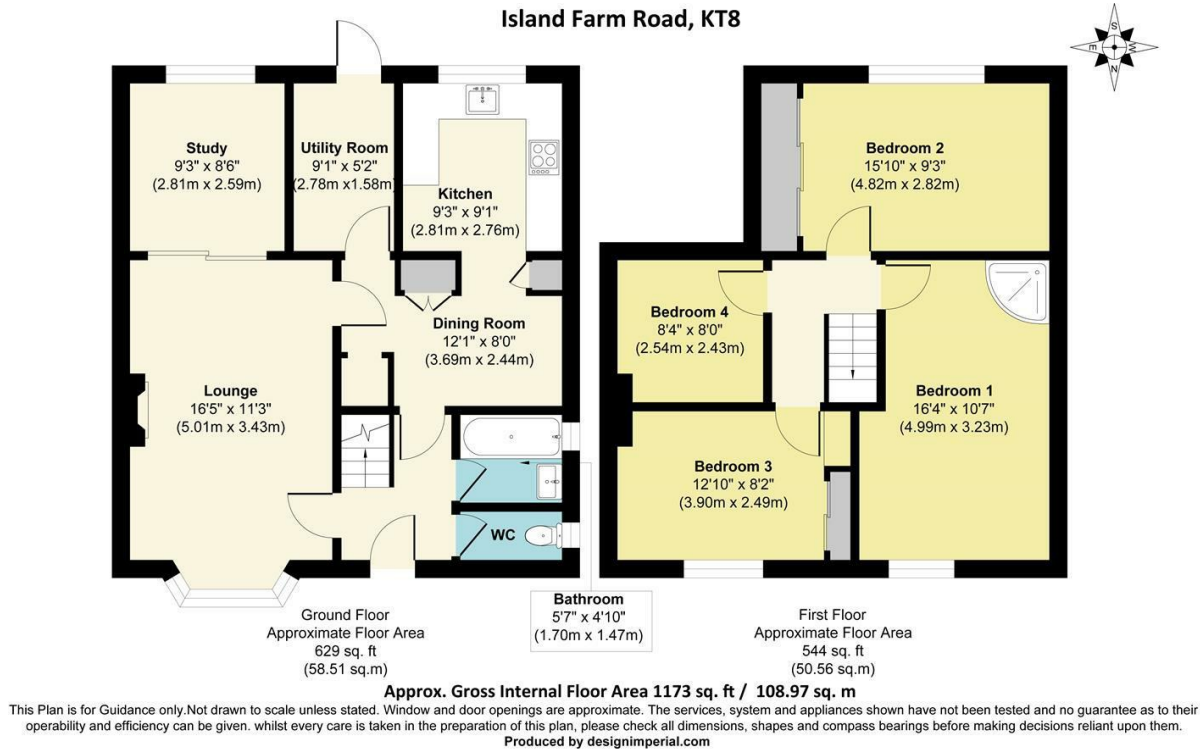
# Property Description

Rawlinson and Webber are pleased to offer for sale this fantastic 4 bedroom semi-detached home, situated in Island Farm Road, West Molesey. This home presents the ideal opportunity for buyers looking for a project with scope to extend, redesign and add value.

Welcoming you to the property is an expansive driveway; the frontage offers off-street parking for multiple cars. Entering the property, you step into an entrance hallway with a spacious through lounge and attached sun room positioned on the left. A bathroom and a separate w/c are situated adjacent to the home's staircase. Towards the rear is a kitchen and dining room with a utility room just off, offering doors leading to the large, south facing rear garden.

Upstairs, the property benefits from 3 generous sized double bedrooms; with the principal bedroom featuring a shower. An additional 4th bedroom, landing and loft space completes the property's internal layout. Special mention that the loft space provides scope to extend (STPP) - allowing for a bathroom to be brought onto the 1st floor and further living space to be created on the 2nd floor.

Externally, the property offers off-street parking, side pedestrian access and a large front garden with patio area, raised bedding and a path leading to the property's own detached blockwork outbuilding. The outbuilding has been built on a concrete pad and now requires a new roof.



## Features

- SEMI-DETACHED HOME
- 4 BEDROOMS
- 1 FAMILY BATHROOM WITH SEPARATE W/C
- 2 RECEPTION ROOMS
- KITCHEN
- UTILITY ROOM
- SUN ROOM
- OFF-STREET PARKING FOR MULTIPLE CARS
- LARGE REAR GARDEN
- SCOPE TO EXTEND (STPP)

Council Tax Band E EPC Rating: D

