











Approx. Gross Internal Floor Area 1173 sq. ft / 108.97 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check, all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Council Tax Band E EPC Rating: D West Molesey Molesey Molesey West Molesey Mahon Rd Map data ©2025 Google England & Wales England & Wales England & Wales

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)