

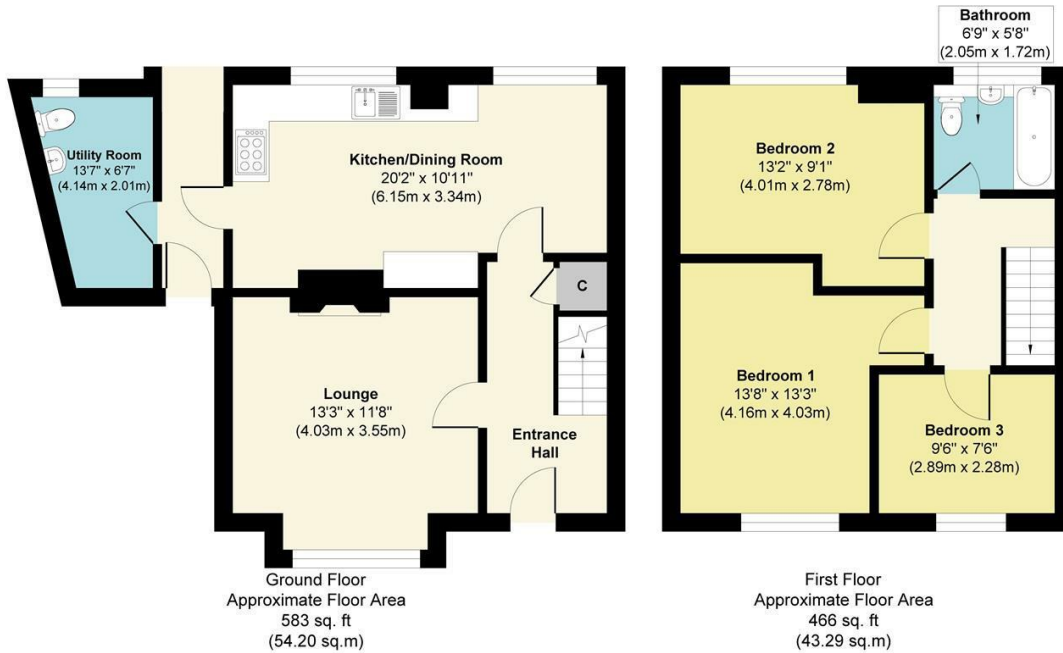


**RAWLINSON
&WEBBER.**

80 Merton Way, West Molesey
Offers In Excess Of £650,000 Freehold



Merton Way, KT8



Approx. Gross Internal Floor Area 1049 sq. ft / 97.49 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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Property Description

Nestled in the very sought-after area of East/West Molesey, this delightful three-bedroom home on Merton Way offers a perfect blend of comfort, space and further potential. With a gross internal floor area of 1,049 sq. ft, this property is ideal for families or professionals seeking a well-balanced home in a family friendly neighbourhood.

Upon entering, you are welcomed into a bright entrance hall that leads to the spacious lounge. A kitchen/dining room, which measures the width of of the home and provides ample counter space, storage, and room for entertaining. A practical utility room with additional toilet is accessible via a covered passageway, offering additional storage and functionality.

Upstairs, boasts three well-proportioned bedrooms, a family bathroom and a landing with loft access completes the first floor.

Additional highlights of the property include a large front garden with off-street parking for numerous vehicles and a much larger than average rear garden; this is ideal for anyone wanting to add extra ground floor space later on (subject to planning). The home is conveniently located close to local schools, shops, and transport links and only a stones' throw to the main town as well as the open spaces of the river Thames, towpath and Bridge Road which offers numerous eateries, cafes and pubs. Hampton Court train station is also easily reached, making the house equally attractive to the daily commuter.

Features

- SEMI-DETACHED HOME
- 3 BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- UTILITY & W/C
- FAMILY BATHROOM
- FRONT & REAR GARDEN
- OFF-STREET PARKING
- NO ONWARD CHAIN

Council Tax Band

D

EPC Rating:

D

