



**RAWLINSON
&WEBBER.**

New Road, West Molessey
Asking Price £700,000 Freehold

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Property Description

INCENTIVE TO BE PASSED DOWN TO BUYER ON COMPLETION BY WAY OF AN ALLOWANCE

Rawlinson and Webber are pleased to offer for sale with no onward chain, this large 4-bedroom, 2-bathroom linked detached family home with a garage and off-street parking.

Upon arrival, an open, covered porch leads into an internal entrance porch, perfect for storing coats and outdoor wear. A generous central hallway provides access to all rooms, including a rear-positioned lounge. From here, doors open into a bright conservatory that overlooks the beautifully maintained South aspect rear garden.

To the left of the property, there is a front-facing dining room and to the rear, a large kitchen equipped with ample cabinetry, built-in appliances including a Quooker tap for instant boiling water, a breakfast bar, and an additional side door leading to the property's side garden.

The ground floor is further complemented by a cloakroom and a separate utility room for added practicality.

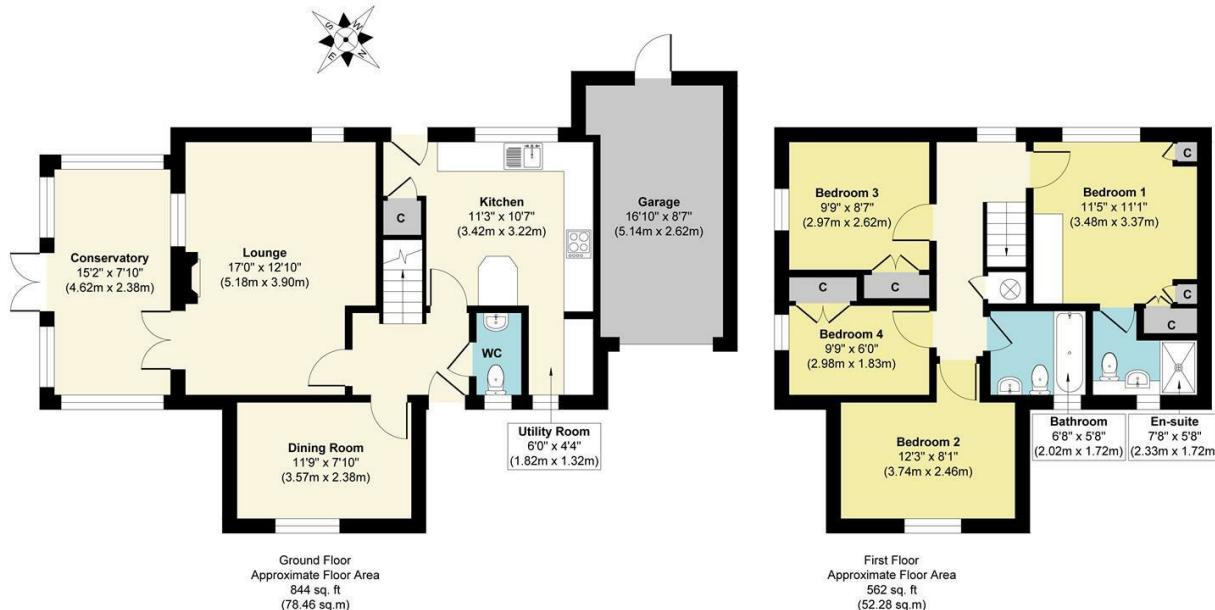
Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite shower room, while loft space provides further storage options.

Outside, the home is set within a small, private estate of just 3 properties accessed from New Road and approached via a shared driveway offering ample parking spaces and access to the attached garage which also benefits from a rear pedestrian access door. The front features a small lawn with side pedestrian access, while the rear enjoys a generous side plot that opens into a south-west-facing garden.

Features

- POSSIBILITY OF PART EXCHANGE AVAILABLE
- **£2,500 INCENTIVE AVAILABLE ON THIS PROPERTY**
- 4 BEDROOM LINKED-DETACHED
- 2 BATHROOMS & 2 RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- CLOAKROOM & SEPARATE UTILITY ROOM
- OFF-STREET PARKING & GARAGE
- SOUTH-WEST FACING REAR GARDEN
- NO ONWARD CHAIN

New Road, KT8



Approx. Gross Internal Floor Area 1406 sq. ft / 130.74 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 F

EPC Rating: D

