



**RAWLINSON  
&WEBBER.**

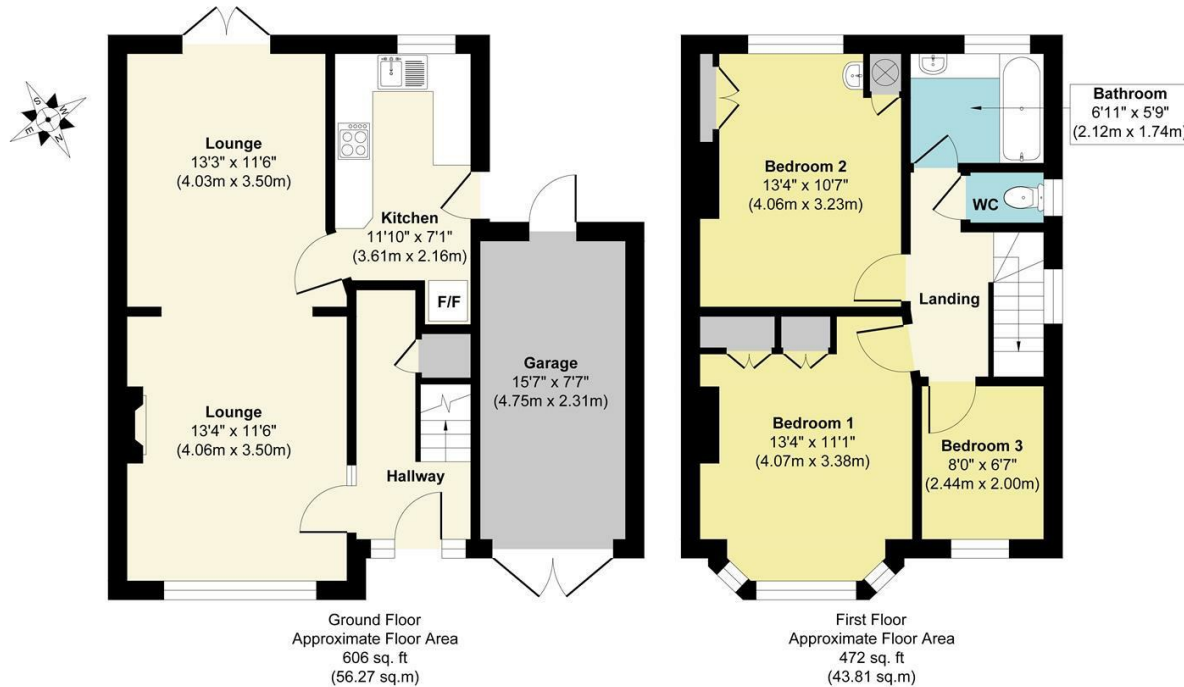
**Hurst Road, West Molesey**  
**Offers In Excess Of £600,000 Freehold**

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## Hurst Road, KT8



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

Rawlinson and Webber are delighted to offer, with no onward chain, this beautiful three-bedroom 1930's semi-detached home situated on Hurst Road, West Molesey.

Full of charm, the property retains its original layout/features and now offers excellent scope for extension, subject to planning. Allowing buyers to put their own stamp on an already visually impressive home. The entrance hallway provides access to the staircase and useful under-stairs storage. To the left, a spacious through lounge/dining room features a door to the kitchen and double doors opening onto the rear garden.

The kitchen sits at the back of the house and offers ample eye-level and base-level units, along with a rear facing window and side door leading directly to the side garden.

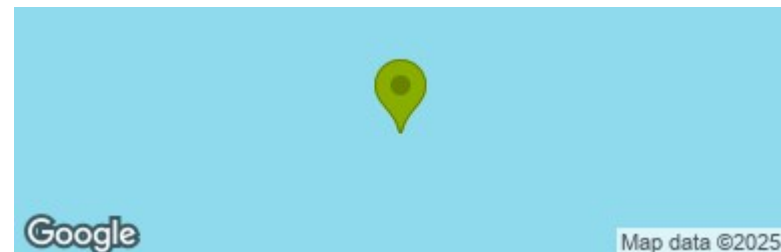
Upstairs, the property comprises two double bedrooms, a well-proportioned single bedroom, and a family bathroom with a separate WC. The loft space also presents further potential for conversion (STPP).

Externally, the home benefits from off-street parking on its own driveway leading to an attached garage. There is also side pedestrian access, a side return with outdoor storage, and a generous south-facing rear garden currently arranged in two sections. Further benefits are double glazing, gas central heating and sold with no onward chain.

## Features

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- KITCHEN
- FAMILY BATHROOM WITH SEPARATE W/C
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING
- ATTACHED GARAGE
- AMPLE SCOPE TO EXTEND
- NO ONWARD CHAIN

Council Tax Band E EPC Rating: D



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