



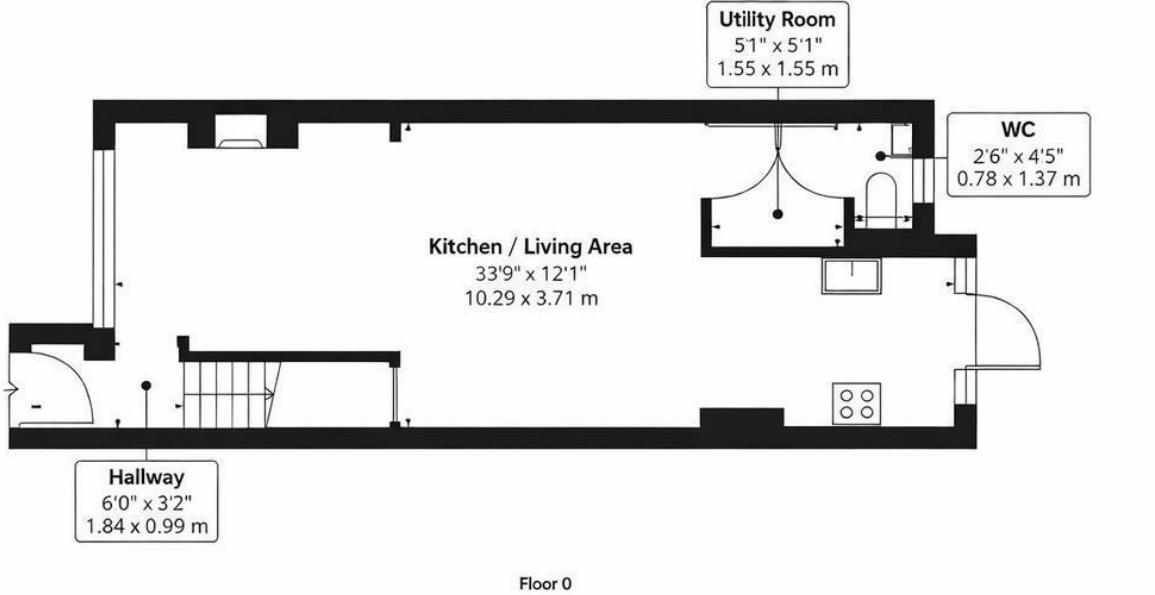
**RAWLINSON  
&WEBBER.**

High Street, West Molesey  
Asking Price £475,000 Freehold

**RAWLIN  
&WEBB**



**RAWLINSON**



## Property Description

Rawlinson and Webber are delighted to present this beautifully presented 2 bedroom mid-terrace 1930s home, located on a popular residential road in West Molesey. The property is conveniently positioned close to local shops, East Molesey village, well-regarded schools, and bus routes to Hampton Court, offering access to the Palace, restaurants, and mainline train station (Zone 6, ideal for commuters).

The accommodation features an entrance hallway leading to a living room with an open fireplace, which flows through to a modern open-plan kitchen/dining area with useful under-stairs storage. A stunning, recently fitted contemporary kitchen with integrated appliances is positioned at the rear with door providing access to the rear garden. Additionally the property benefits from a utility room, a stylish cloakroom with W/C, wooden flooring throughout and enjoys a bright, airy atmosphere.

Upstairs, the landing provides access to 2 well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, and a modern family bathroom.

Externally, the rear garden is neatly maintained and mainly laid to lawn with established shrub borders, a decking area, and a pathway leading to a timber shed and rear access gate. To the front, there is a further front garden, also mainly laid to lawn, with a path leading to the front door.

Further benefits include double glazing, gas central heating, and potential to extend subject to the usual planning permissions.

## Features

- TERRACE PROPERTY
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING AREA WITH WOODEN FLOORING
- RECENTLY FITTED KITCHEN
- 1ST FLOOR BATHROOM
- GROUND-FLOOR CLOAKROOM & UTILITY ROOM
- GARDEN WITH DECKING AND LAWN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT

Council Tax Band **C**

EPC Rating: **C**

Floor 1

