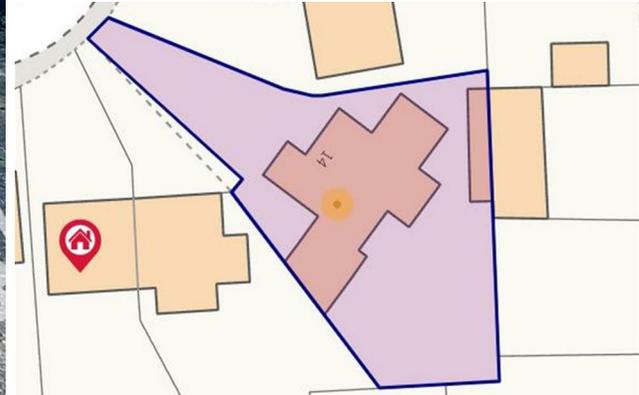


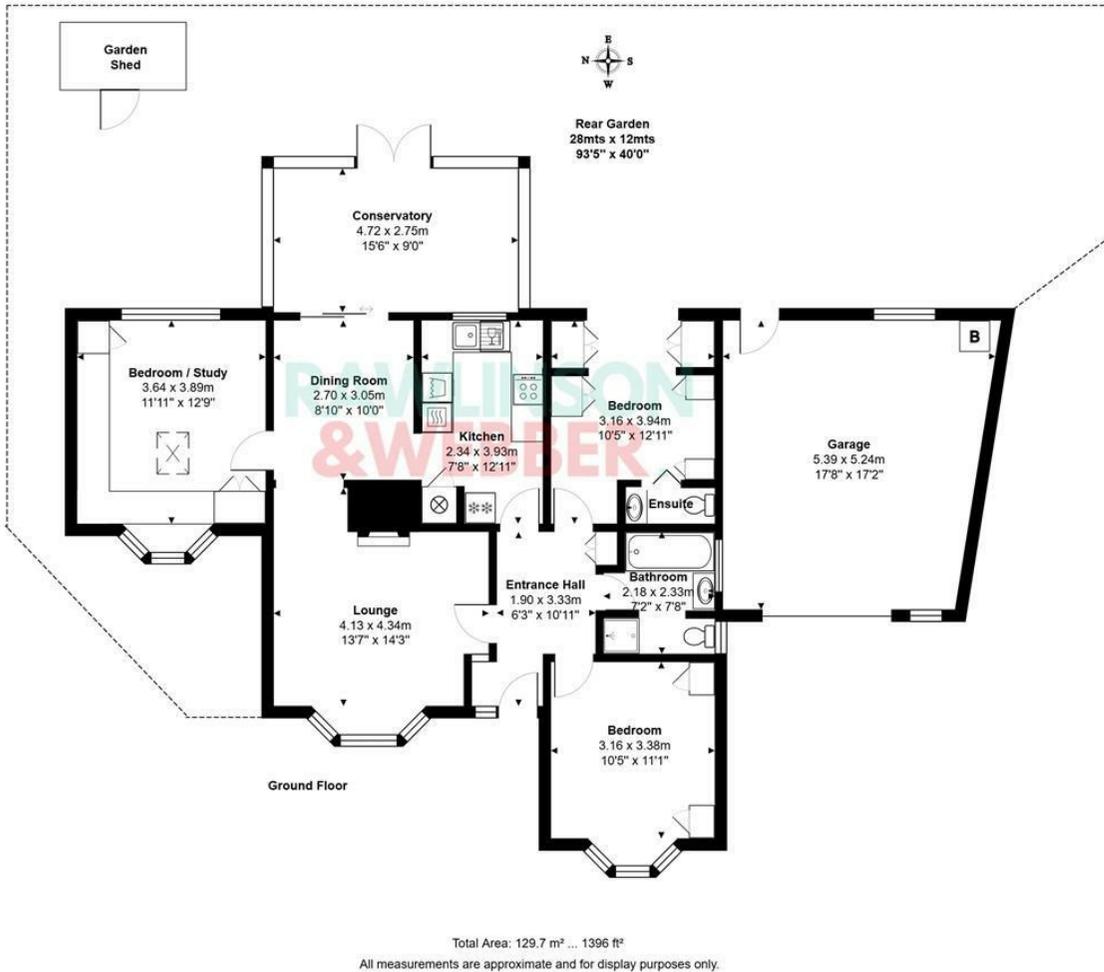


**RAWLINSON
&WEBBER.**

Ivydene, West Molesey
Asking Price £725,000 Freehold

RAWLINSON
&WEBBER





Property Description

This delightful well-presented detached three-bedroom family home is situated in a quiet residential cul-de-sac. The property offers well-balanced accommodation with bright living space and practical family features.

The property comprises of a spacious Living room and dining area leading into a conservatory, creating an additional living space with views and access to the rear garden. The house benefits from a wide South East facing garden plot, providing generous outdoor space suitable for family use, entertaining, or future landscaping.

There are three bedrooms, with the principal bedroom benefiting from an ensuite W/C. The remaining bedrooms are suitable for family living, guest accommodation, or home office use.

Externally, the property offers driveway parking and a large garage, providing storage. The wider plot and detached layout offer further potential for future extensions or improvements subject to planning permission.

Features

- NO ONWARD CHAIN
- 3 BEDROOM DETACHED BUNGALOW
- W/C ADJOINING TO THE MAIN BEDROOM
- LIVING ROOM AND SEPERATE DINING ROOM
- LARGE BEDROOM/STUDY
- CONSERVATORY
- SOUTH EAST FACING WIDE PLOT GARDEN
- LARGE GARAGE
- DRIVEWAY

Council Tax Band

E

EPC Rating:

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

