



**RAWLINSON
&WEBBER.**

West Molesey, Surrey
Asking Price £549,950 Freehold

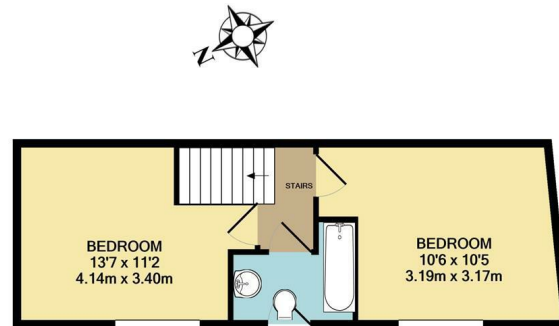
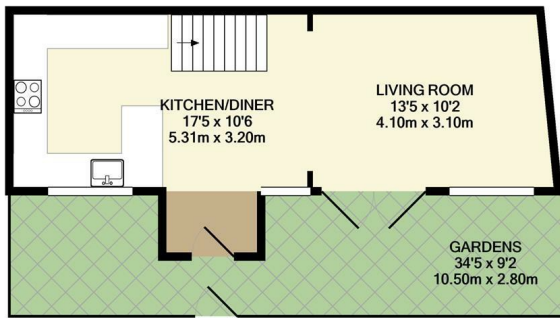
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Property Description

A beautiful and modern link-detached, barn-style property tucked away within a well-established residential road in West Molesey. Offering compact yet versatile accommodation, the property features two generous double bedrooms, a living room, kitchen/breakfast area and bathroom, ideally situated on the borders of East and West Molesey.

Internally, the property provides well-balanced accommodation comprising a bright reception space with adjoining fitted kitchen/breakfast area, a principal double bedroom, and a second double bedroom which could also be utilised as guest accommodation or a home office. There is also a contemporary bathroom suite. The home benefits from an abundance of natural light throughout and occupies a modest private plot with a courtyard or outdoor seating area.

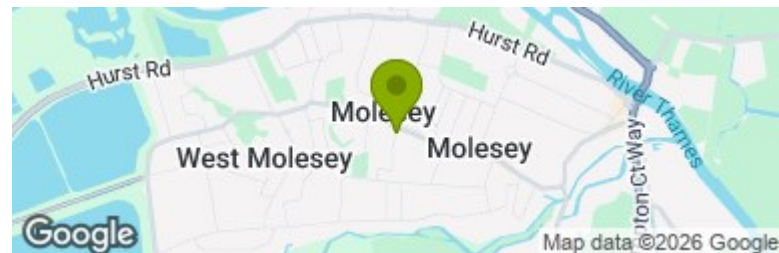


TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Features

- 2 DOUBLE BEDROOMS
- LIVING ROOM
- KITCHEN/DINING AREA
- BATHROOM
- GAS CENTRAL HEATING
- MODERN
- BEAUTIFULLY REFURBISHED
- WALLED COURTYARD GARDEN
- BORDERS EAST/WEST MOLESEY



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

Council Tax Band:

C

EPC Rating:

E