



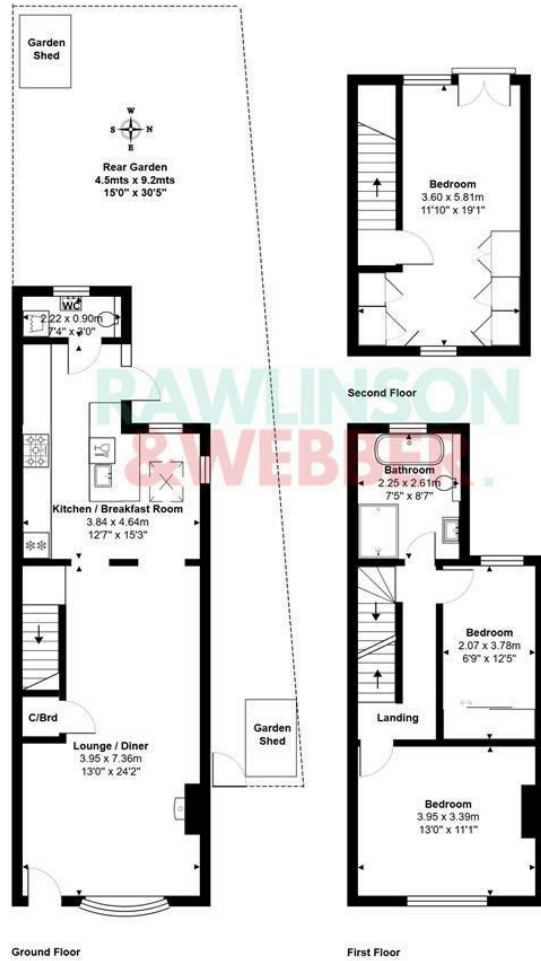
**RAWLINSON  
&WEBBER.**

Spring Gardens, West Molesey  
Asking Price £725,000 Freehold

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16, Spring Gardens, West Molesey, KT8 2JA



Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

## Property Description

Rawlinson and Webber are pleased to welcome to the market this stunning three-bedroom end-of-terrace Victorian cottage, offering stylish design and high-quality finishes.

On the ground floor, you are welcomed into a bright and airy living/dining room, complemented by period style and a warm, inviting atmosphere. A log burner set into the chimney breast is featured in the living room, adding charm and a cosy feel.

To the rear, a well-equipped contemporary kitchen/breakfast room offers views of and direct access to the rear garden and is flooded with natural light. A separate cloakroom is accessible through the kitchen.

Upstairs, the first floor offers two well-proportioned double bedrooms and a spacious family bathroom incorporating a separate bath and shower. On the second floor, you enter the largest bedroom, which has the appeal of a principal bedroom. This room has been thoughtfully designed with the inclusion of a Juliet balcony overlooking the west-facing garden, enhancing the level of evening sunlight.

Externally, the property benefits from a small front garden with off-street parking and a sunny west-facing rear garden with a patio area, mature lawn, and a shed at the rear. This charming property combines character and contemporary features, making it the perfect home for those seeking comfort and style.

The property is situated on the East/West Molesey border, offering a peaceful residential setting. Nearby amenities include local shops, schools, and recreational grounds, with excellent transport links to London and surrounding areas.

## Features

- VICTORIAN COTTAGE
- THREE DOUBLE BEDROOMS
- LIVING ROOM / DINING ROOM
- LOG-BURNING FIREPLACE
- KITCHEN / BREAKFAST ROOM
- FAMILY BATHROOM & GROUND FLOOR W/C
- WEST FACING GARDEN
- OFF-STREET PARKING

Council Tax Band:

D

EPC Rating:

D

