



**RAWLINSON  
&WEBBER.**

Down Street, West Molesey  
Asking Price £460,000 Freehold

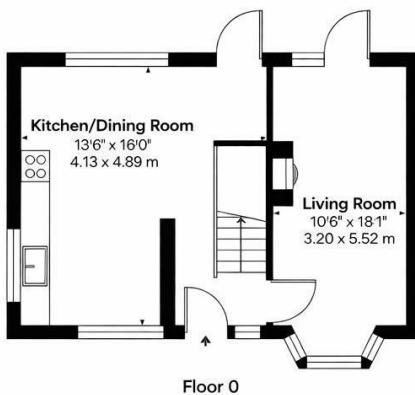
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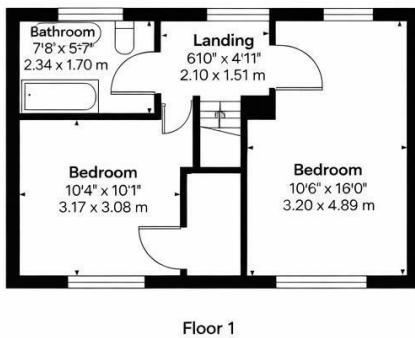
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Approximate total area <sup>(1)</sup>

751 sq ft / 69.8 sm

(1) Excluding balconies and terraces.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. For illustrative purposes only. Calculations based on RICS PS1/PS6.

Calculations are based on RICS PS1/PS5 principles.

GIA/FAB/840

## Property Description

A very nicely presented 2 double-bedroom end of terrace home which benefits from being on a really spacious plot, therefore providing ample scope to enlarge if required (subject to planning permission); it also has the benefits of a sunny, westerly aspect to the rear garden.

Inside, this home is presented in lovely condition and boasts gas central heating and double-glazing; ready to move in with the minimum of stress or refurbishment required. There are 2 good size double bedrooms and a first floor bathroom; downstairs has a through lounge, plus a well-appointed kitchen with room for a good size table and chairs.

To the front it has its own driveway with off-street parking for at least 2 cars. The home is located in a primarily residential area and within access of buses, shops, schools as well as Molesey Heath open spaces.

We would encourage an early viewing to fully appreciate this lovely home.

## Features

SEMI - DETACHED HOME  
BEAUTIFUL FITTED KITCHEN  
LARGE GARDEN TO THE REAR  
GAS CENTRAL HEATING  
POTENTIAL TO ENLARGE s.t.p

2 DOUBLE-BEDROOMS  
SEPARATE LOUNGE  
OFF-STREET PARKING  
DOUBLE-GLAZING  
EXCELLENT CONDITION

## Council Tax Band

C

## EPC Rating:

E

