



**RAWLINSON
&WEBBER.**

Victoria Close, West Molesey
Asking Price £539,950 Freehold

Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this fantastic 3/4 bedroom, 3 storey town house. A great 'blank canvas' for anyone looking for space, light and an opportunity to update and improve to their own specifications and priced to reflect this. The home is situated in a quiet cul-de-sac in a popular West Molesey location within close proximity to Hurst Park and the River Thames.

The ground-floor features an hallway with stair access, a reception room or 4th bedroom with direct access to the easy maintenance rear garden, a shower room/utility room and integral garage. The garage offers potential for conversion, providing an opportunity to expand and redesign the ground-floor into an additional living space if desired. (STPP).

Upstairs, the first floor offers a large lounge and dining room with dual aspect with a well-positioned kitchen offering ample eye & base level units and an island peninsular used as a breakfast.

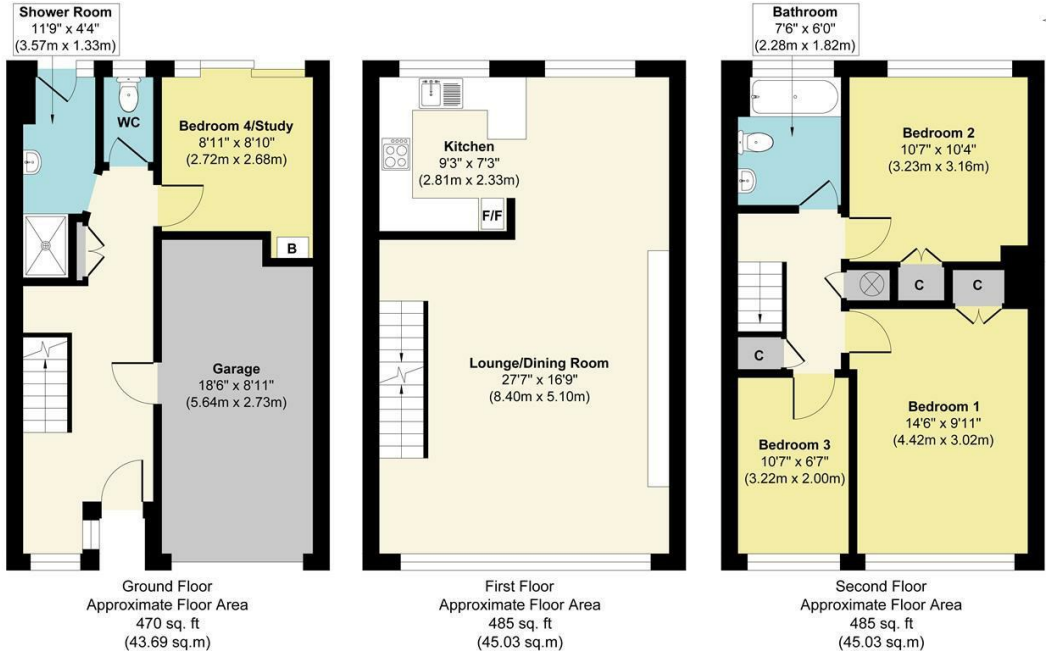
The 2nd floor features 2 double bedrooms, an additional 3rd bedroom and a family bathroom. The property also offers a convenient loft space.

Externally, the property further benefits from off-street parking on its own drive-way, which leads to the integral garage and a courtyard garden with rear pedestrian garden opening onto a residential green shared between the neighbouring houses. We highly anticipate your early viewings.

Features

- 3 STOREY TOWN HOUSE
- 4 BEDROOM
- LOUNGE/DINING ROOM
- KITCHEN
- SHOWER & UTILITY ROOM
- FAMILY BATHROOM
- DRIVEWAY
- INTEGRAL GARAGE
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

Victoria Close, KT8



Approx. Gross Internal Floor Area 1440 sq. ft / 133.75 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. Produced by designimperial.com

Council Tax Band

E

EPC Rating:

C

