



**RAWLINSON  
&WEBBER.**

Park Way, West Molesey  
Asking Price £649,950 Freehold



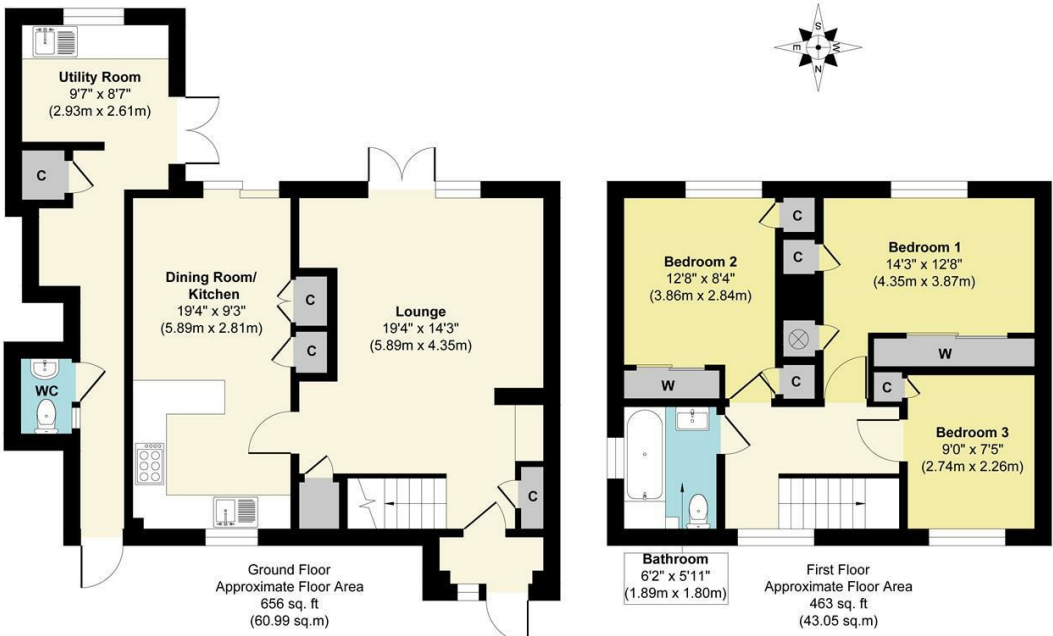
# Property Description

Rawlinson and Webber are pleased to offer for sale this fantastic 3 bedroom semi-detached family home, with huge potential for extension. The property is situated in a great location on the border of East/West Molesey, with easy access to local amenities such as schools, Tesco supermarket, the River Thames and its towpath, which is great for dog walking, as well as the East Molesey Cricket and Rowing Club, Hampton Court (Hampton court station TFL Zone 6 connection to London Waterloo) and a range of bus routes leading to Walton on Thames, Hersham and Kingston upon Thames.

The home features an entrance porch and a full-length lounge, which includes stair access and space-saving hallway cloak cupboards. Double doors open onto the sunny rear garden. The open-plan kitchen and dining area includes a peninsula island and another set of double doors leading to the garden. A side lobby provides access to a ground-floor cloakroom, additional storage, and a spacious utility room for added convenience. Upstairs, the landing leads to three bedrooms, all with built-in wardrobes, and a family bathroom shared between them.

Externally, the south facing rear garden is a major feature of the property which extends approximately 90ft in depth providing significant scope to extend (STPP) and is adorned with mature lawn as well as a large patio area for outdoor entertaining. The front of the property features a front garden with lawn and a driveway, providing convenient off-street parking.

Park Way, KT8



Approx. Gross Internal Floor Area 1119 sq. ft / 104.05 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.

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## Features

- SEMI-DETACHED HOUSE
- 3 GENEROUS-SIZE BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- FAMILY BATHROOM
- APPROX. 90FT SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING ON OWN DRIVE-WAY
- LANDSCAPED FRONT GARDEN

Council Tax Band D EPC Rating: B

