



**RAWLINSON  
&WEBBER.**

Langton Road, West Molesey  
Asking Price £675,000 Freehold

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# Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this 3 bedroom Character semi-detached Villa, nestled on Langton Road - a quiet, popular, cul-de sac on the border of East & West Molesey.

The home features an entrance hallway with stair access and a convenient ground-floor cloakroom. To the left is a large through lounge and dining room, showcasing a bay window, a charming period fireplace with double doors opening onto the garden patio. Accessible via the dining room, lies the kitchen with an additional side door leading out onto the garden.

Upstairs, the property benefits from two double bedrooms; both of which comprise built-in wardrobes. Completing the internal layout is an additional third bedroom, a family bathroom and loft access.

Externally, the property benefits off-street parking, possibly for 2 cars on its own driveway, side pedestrian access and a good-size rear garden with open lean-to, patio area and mature lawn with trees providing seclusion and privacy.

The property offers extensive scope for expansion, particularly on the ground-floor and loft (subject to planning) presenting the ideal opportunity for buyers create their own stamp on their future home.

# Features

- SEMI-DETACHED VICTORIAN VILLA
- 3 BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- KITCHEN
- CLOAKROOM
- SHOWER ROOM
- OFF-STREET PARKING
- REAR GARDEN & SIDE ACCESS
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION



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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Council Tax Band

E

EPC Rating:

E

