



**RAWLINSON  
&WEBBER.**

Balmoral Crescent, West Molesey  
Asking Price £850,000 Freehold



# Property Description

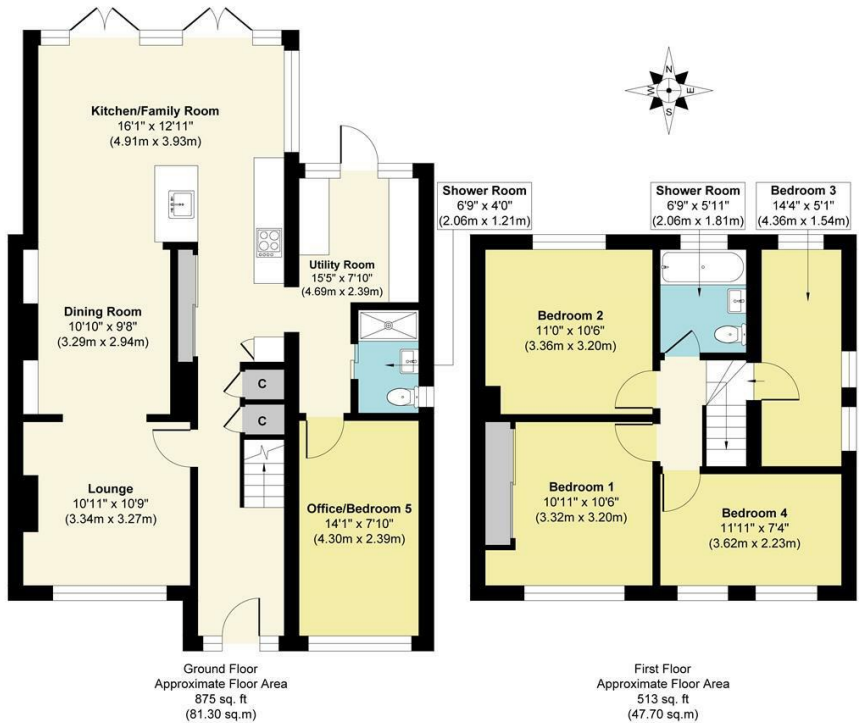
A 1930's semi-detached house in one of West Molesey's most popular roads.

The property has been extended and modernised to provide lovely, spacious and comfortable 4/5 bedroom family accommodation which is full of natural light and complemented by a driveway to the front with ample parking and a good size rear garden.

What used to be a garage has been converted and now presents a nice sized bedroom/office with adjoining en-suite, ideal for guests or as a multi-generational living area easily connected to the rest of the reception space but benefiting from some degree of separation.

The rear garden is very well stocked and provides a peaceful haven with privacy and 2 large patio areas to enjoy. There is the added advantage of a Cabin with power and light, currently used as a games room/gym and which could quite easily be converted to provide a home office/kids' play room or a number of alternative uses. This area enjoys double doors which open onto the large raised, private rear patio area, perfect for barbecues and other family occasions.

## Balmoral Crescent, KT8



Approx. Gross Internal Floor Area 1388 sq. ft / 129.00 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

## Features

- SEMI-DETACHED PROPERTY
- 4/5 BEDROOMS
- FRONT-FACING LOUNGE
- FAMILY ROOM/DINING ROOM
- UTILITY ROOM
- GROUND-FLOOR SHOWER ROOM
- MODERN FAMILY BATHROOM
- OFFICE/5TH BEDROOM
- OFF-STREET PARKING
- LARGE GARDEN WITH CABIN

Council Tax Band E EPC Rating: C

