



**RAWLINSON  
&WEBBER.**

Berkeley Drive, West Molesey  
Asking Price £449,950 Freehold



## Property Description

A beautiful two double bedroom 1930s mid-terrace home, full of character and charm, ideally located on Berkeley Drive in West Molesey.

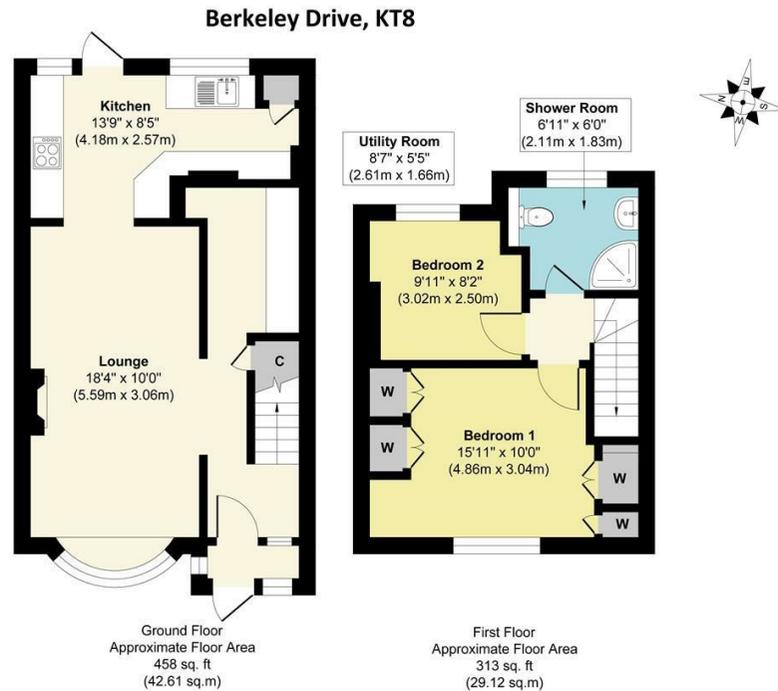
The home is entered via a welcoming porch that opens into a hallway, with oak flooring continuing into the lounge/dining room. A white oak staircase provides upstairs access with cleverly designed under-stair storage and a tucked-away utility/study area adding everyday practicality.

At the front of the home, is a spacious through lounge/dining room showcasing a distinctive circular bay window and a fireplace. A modern kitchen lies to the rear, accessed through an arched doorway. It features ample base and eye level units, integrated appliances, and direct access to the garden.

Upstairs, you'll find two generously sized double bedrooms, including a principal bedroom with built-in wardrobes. A bright, modern family shower room completes the first floor.

Outside, the property offers a paved front garden with potential for off-street parking (STPP). To the rear, a spacious garden features a mature lawn, boarded with plants and paved patio area. Along with a garden shed at the very rear.

Offered with no onward chain, this wonderful home is ideal for first-time buyers or those looking to downsize, offering a perfect blend of period character and modern comfort in a desirable residential location.



**Approx. Gross Internal Floor Area 771 sq. ft / 71.73 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

- MID-TERRACE PROPERTY
- 2 DOUBLE BEDROOMS
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- KITCHEN
- UTILITY ROOM
- 1ST FLOOR SHOWER ROOM
- PAVED FRONT GARDEN
- REAR GARDEN
- NO ONWARD CHAIN
- VACANT POSSESSION

EPC Rating: E

Council Tax Band D

