



**RAWLINSON
&WEBBER.**

Upper Farm Road, West Molesey
Asking Price £399,950 Freehold

RAW

RAWLINSON & WEBBER

Property Description

Rawlinson and Webber are delighted to offer with no onward chain and vacant possession, this two bedroom semi-detached home, situated on a quiet residential road of West Molesey. There is lots of future potential as this particular property benefits from a large kitchen extension and has the benefit of a large loft area which could be converted subject to appropriate permissions.

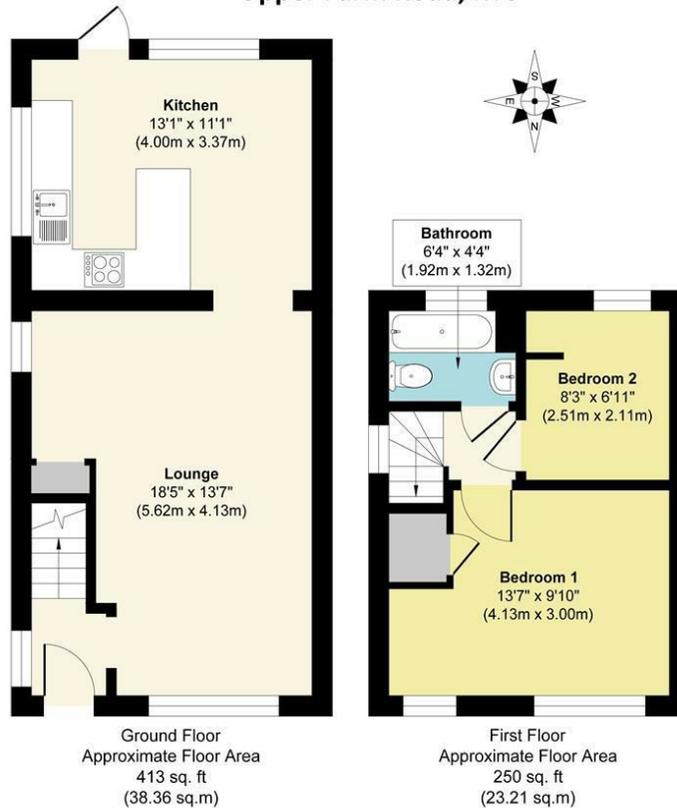
The property features an entrance hallway with stair access, a spacious lounge, an extended kitchen/breakfast room with island peninsular, additional space for a table and chairs as well as rear access to the garden. Upstairs, the property boasts two good size bedrooms and a modern family bathroom with floor to ceiling wall tiles.

The property further benefits from off-street parking on its own driveway, a small walled front garden and side pedestrian access. Showcasing this home is a beautiful south-facing landscaped rear garden, measuring approximately 80ft. This home is an ideal blank canvas to create a warm and welcoming home. We highly anticipate your early viewings.

Features

- SEMI-DETACHED HOME
- 2 BEDROOMS
- MODERN BATHROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- LOUNGE
- CONVERTABLE LOFT SPACE (STPP)
- DRIVE-WAY WITH FRONT GARDEN
- SOUTH-FACING REAR GARDEN
- NO ONWARD CHAIN
- VACANT POSSESSION

Upper Farm Road, KT8



Approx. Gross Internal Floor Area 663 sq. ft / 61.57 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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Council Tax Band

C

EPC Rating:

D

