



**RAWLINSON  
&WEBBER.**

**Webster Close, Oxshott, Leatherhead**  
**Asking Price £525,000 Freehold**



# Property Description

Nestled in a peaceful Close, this delightful three-bedroom semi detached family home is conveniently situated in the charming village of Oxshott and perfectly positioned near Leatherhead, Esher and Cobham, offering excellent access to local amenities, schools and commuter routes.

Upon entering, you are welcomed by an entrance hallway with stair access and a door leading to a bright and airy lounge. The heart of the home is the open-plan kitchen/dining room, offering views and access to the rear, south-east facing garden. There is also a door off, leading to the home's utility room with adjacent access points from the front and back gardens. Upstairs, comprises three generous-sized bedrooms, all of which benefit from built-in wardrobes. A family bathroom and a separate W/C complete the upper floor.

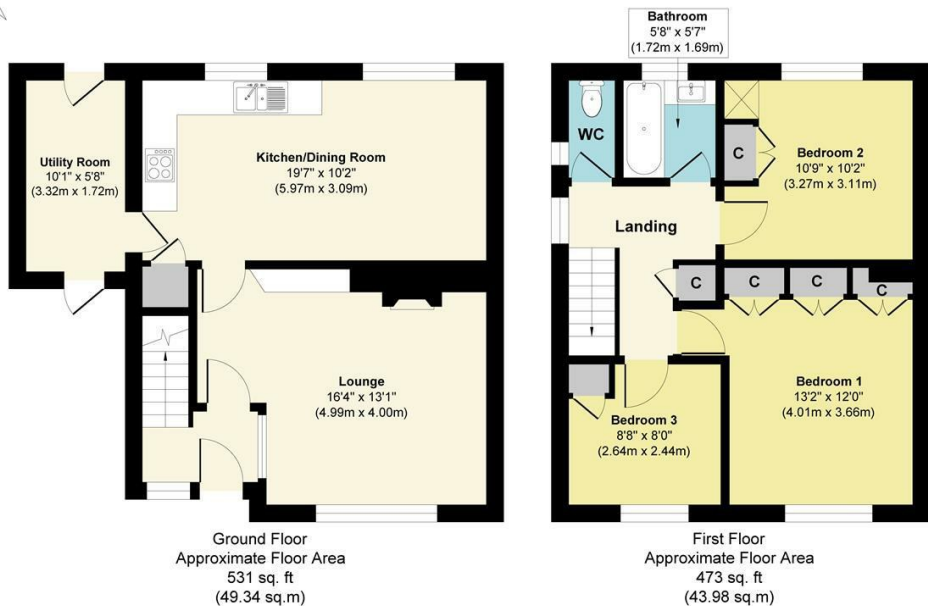
The property is now in need of modernisation and offers the prospective buyer/s a great opportunity to create a beautiful home to their own required designs.

The property features a small garden at the front which overlooks a tidy green and offers ample off-street parking served on a first-come; first-serve basis. Access through the house or utility room leads into the property's charming south-easterly facing rear garden with mature lawn and patio area. Sold with no onward chain and vacant possession.

## Features

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- FAMILY BATHROOM WITH SEPARATE W/C
- LOUNGE
- KITCHEN/DINING ROOM
- UTILITY ROOM
- FRONT GARDEN
- SOUTH-EAST FACING GARDEN
- CUL-DE-SAC LOCATION
- OFF-STREET PARKING (1st COME; 1st SERVE BASIS)

Webster Close, KT22



Approx. Gross Internal Floor Area 1004 sq. ft / 93.32 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

E

EPC Rating:

E

