



**RAWLINSON  
&WEBBER.**

Avern Road, West Molesey  
Asking Price £550,000 Freehold

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45, Avern Road, West Molesey, KT8 2JB



## Property Description

Rawlinson and Webber are delighted to offer for sale, with no onward chain, this attractive three-bedroom Victorian semi-detached home, ideally situated on Avern Road, right on the border of East and West Molesey.

Accessed via the side of the property, the entrance opens into a welcoming dining/reception room, with stair access. To the front of the home is a charming lounge featuring a bay window and a gas fireplace. To the rear, the property comprises a kitchen, a small lobby area providing access to the garden, and a ground-floor bathroom.

The first floor features two generous-size double bedrooms, along with a third cottage-style double bedroom. There is also a useful loft space, accessible from the landing, offering additional storage potential.

Externally, the property further benefits from off-street parking via its own driveway, side pedestrian access, and a good-sized west-facing rear garden. The property now requires some modernisation and provides a lovely blank canvas for the right buyer to make their own.

## Features

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- GROUND-FLOOR BATHROOM
- LOFT SPACE
- WEST-FACING REAR GARDEN
- OFF-STREET PARKING
- NO ONWARD CHAIN

## Council Tax Band

D

## EPC Rating:

