RAWLINSON & WEBBER.

Fleetside, West Molesey
Asking Price £495,000 Freehold

Property Description

Rawlinson and Webber are delighted to offer for sale this well-presented three-bedroom end-of-terrace family home, ideally positioned close to the open green spaces of Molesey Heath. The property further benefits from a private garage, off-street parking and excellent potential to extend, subject to the usual planning consents.

The accommodation begins with a welcoming entrance hallway providing access to a cloakroom, stairs to the first floor and under-stair storage. A bright and spacious through lounge enjoys a double aspect, allowing natural light to flood the room and providing direct access onto the rear garden.

The modern fitted kitchen is finished in a stylish cream design and offers an excellent range of eye and base-level units. Integrated appliances include a dual oven, induction hob and dishwasher, with a secondary door providing further access to the garden.

On the first floor, a central landing with loft access leads to two generous double bedrooms, both benefiting from built-in wardrobes, a well-proportioned third single bedroom, and a contemporary family bathroom.

Externally, the property features a neat front garden and a good-sized rear garden, complemented by a valuable side plot. This additional space offers scope for a wraparound single-storey extension (STPP). The garden also provides rear access to a private garage and off-street parking.
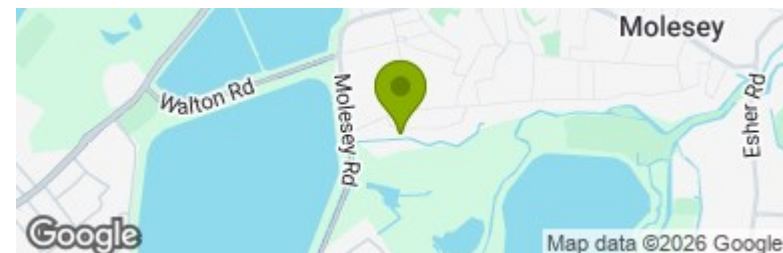
Conveniently located within easy reach of Molesey Heath, the home enjoys pleasant outlooks and access to beautiful natural surroundings, making it an excellent opportunity for families and buyers seeking both comfort and future potential.

Features

- END OF TERRACE
- 3 BEDROOMS
- THROUGH LOUNGE
- MODERN KITCHEN
- GROUND-FLOOR CLOAKROOM
- FAMILY BATHROOM
- GARAGE & OFF-STREET PARKING
- FRONT GARDEN
- REAR GARDEN WITH SIDE PLOT
- POTENTIAL TO EXTEND (STPP)

35, Fleetside, West Molesey, KT8 2NF

Rear Garden
8.6mts x 10.2mts
28'5" x 35'0"

Kitchen
2.63 x 2.90m
8'7" x 9'6"

Lounge / Diner
3.39 x 8.00m
11'1" x 26'3"

Hall

WC

Garden Shed

Ground Floor

Bathroom
2.00 x 2.00m
6'8" x 6'7"

Bedroom
3.39 x 2.98m
11'1" x 9'9"

Landing

Bedroom
2.34 x 2.75m
7'8" x 9'0"

Bedroom
3.45 x 4.03m
11'4" x 13'3"

First Floor

Total Area: 88.5 m² ... 952 ft²
All measurements are approximate and for display purposes only.

Council Tax Band D   EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC