



3 Copsfield, West Molesey, KT8 1SN

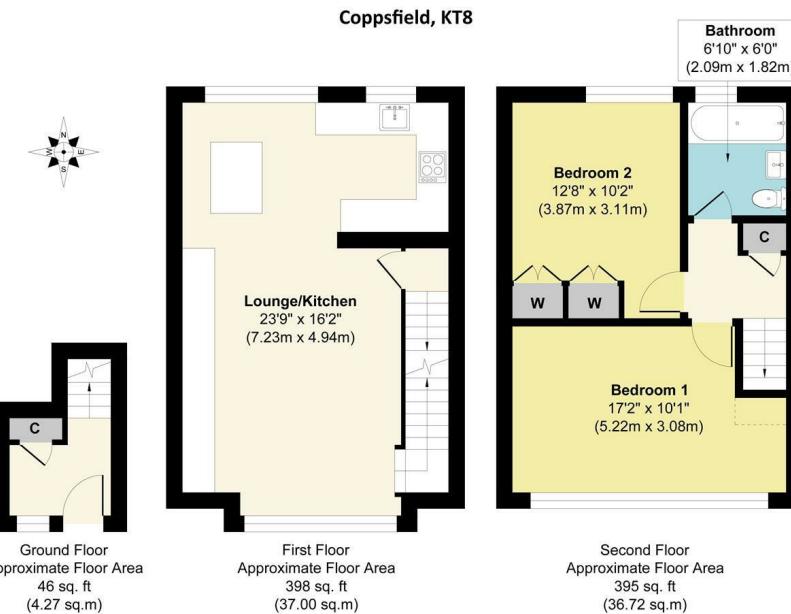
Asking Price £399,950 Leasehold

- SPLIT-LEVEL MAISONETTE
- 2 DOUBLE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- STYLISH BATHROOM
- UNALLOCATED PARKING
- SPACIOUS LOUNGE
- GARAGE IN NEARBY BLOCK

77-79 Walton Road, East Molesey, Surrey, KT8 0DP
020 8941 1234



**RAWLINSON
&WEBBER.**



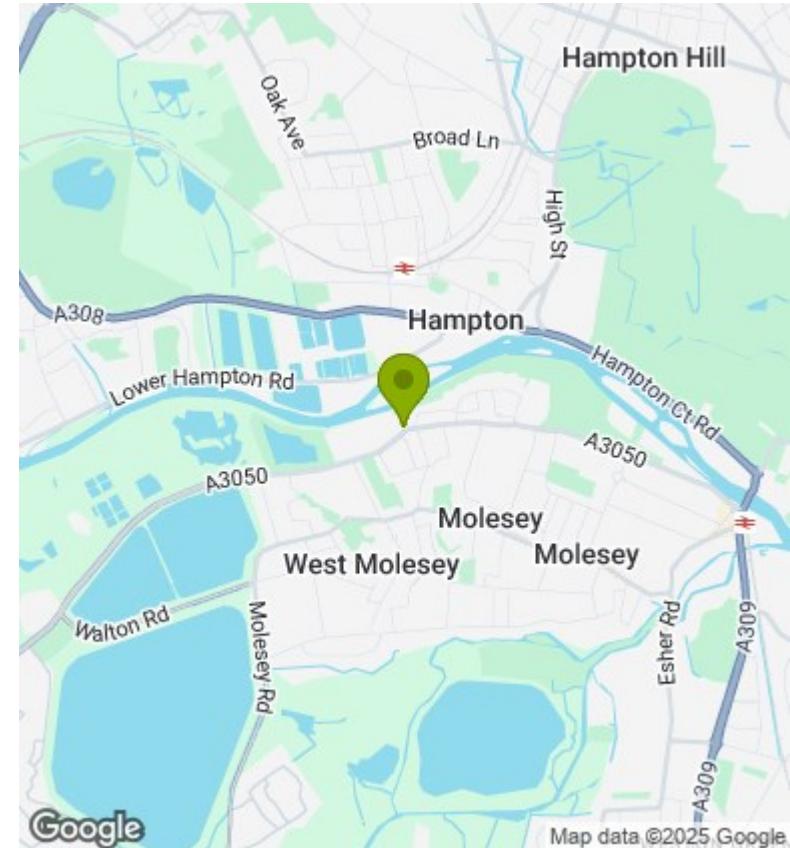
Description

Rawlinson and Webber are pleased to offer for sale this fantastic, two double bedroom, split-level maisonette presented in excellent condition which has undergone a significant refurbishment and now presents the perfect 'turn key' opportunity.

The spacious lounge showcases a beautiful bespoke media wall with open and hidden storage and a charming bay window seat overlooking the surrounding area. A modern fitted kitchen/breakfast room features a large central island; ideal for dining and entertaining guests. Styled with Herringbone flooring throughout the first floor and recently fitted carpet laid on the stairs and throughout the second floor.

The second floor, comprises two double bedrooms with the principle bedroom benefiting from built-in wardrobes. A modern bathroom with large floor to ceiling tiles completes the internal layout of the property.

The property further benefits from a garage close-by and ample, unallocated parking offered on a first come, first serve basis.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	74	77
(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

Council Tax Band

C

EPC Rating:

C