



**RAWLINSON  
&WEBBER.**

Cherry Orchard Road, West Molesey  
Asking Price £569,950 Freehold

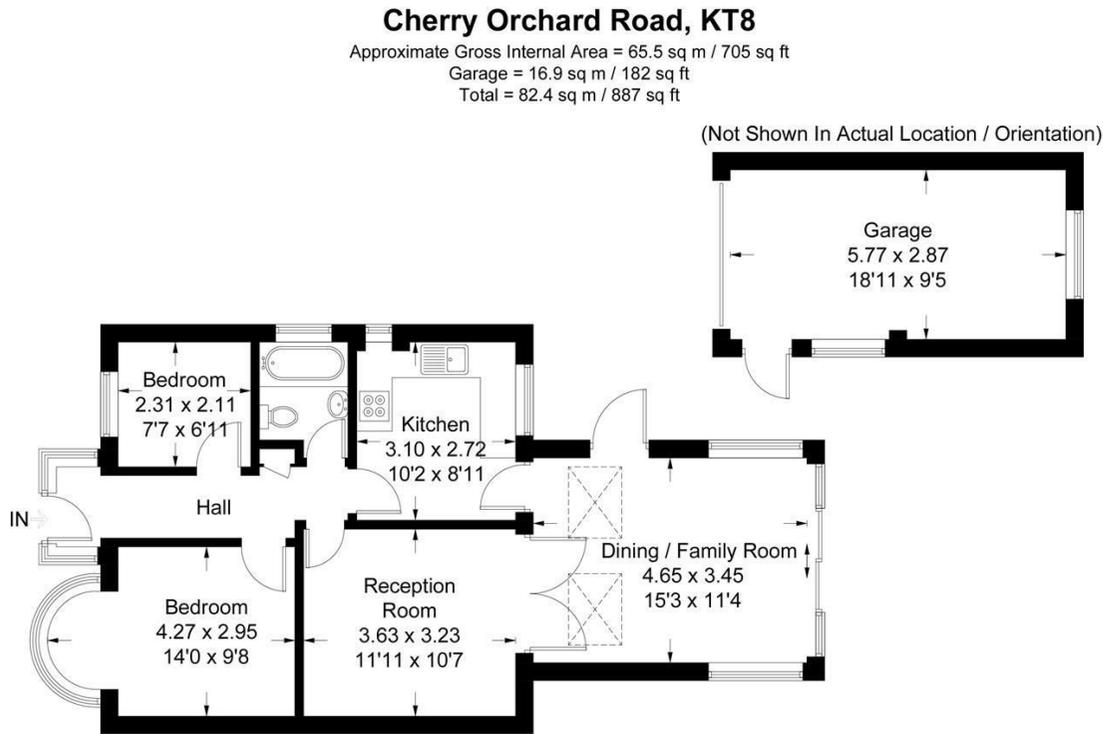
## Property Description

Nestled in the serene and sought-after neighbourhood of Cherry Orchard Road, West Molesey, this charming semi-detached bungalow offers a perfect blend of comfort, style, and tranquillity.

As you approach the property, you'll appreciate the convenience of off-street parking, with ample space for multiple vehicles, complemented by a shared side driveway leading to the private garage and gated access to the rear garden.

Internally, the bungalow features a well-proportioned layout, including two front-facing bedrooms, a modern kitchen, a spacious reception room, and a versatile dining/family room that opens directly onto the garden.

The true gem of this property is the stunning rear garden. Stepping outside, you're greeted by a meticulously maintained mature lawn, framed by a variety of mature trees. A patio area provides the ideal space for outdoor dining or relaxation, while the garden pergola adds a touch of elegance.



**Ground Floor**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london58.com © 2024 hello@london58.com

## Features

- OPEN DAY - SATURDAY 12TH APRIL
- SEMI-DETACHED BUNGALOW
- 2 BEDROOMS
- 1 BATHROOM
- 2 RECEPTION ROOMS
- KITCHEN
- PRIVATE OFF-STREET PARKING
- SHARED SIDE DRIVEWAY LEADING TO PRIVATE GARAGE & ACCESS TO REAR GARDEN VIA GATE
- REAR GARDEN

Council Tax Band **D**

EPC Rating: **D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>		67	
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	