



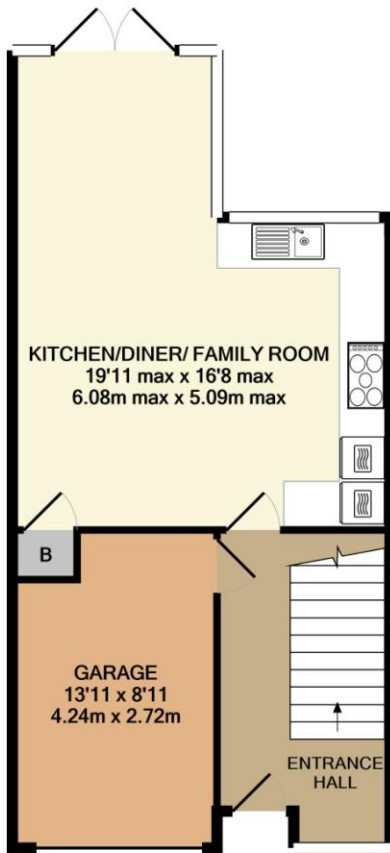
RAWLINSON & WEBBER

£599,950 FREEHOLD

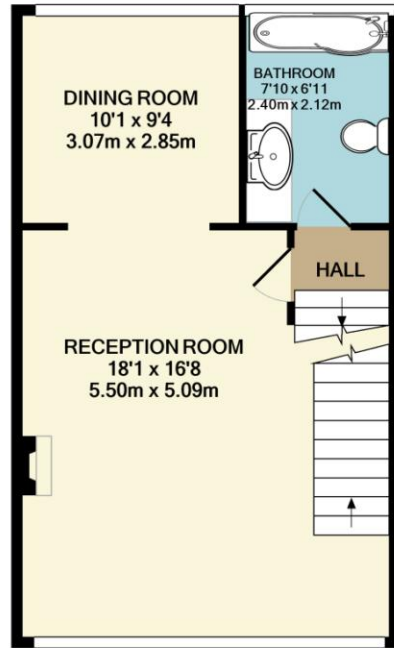
21 GARRICK GARDENS, WEST MOLESEY, SURREY, KT8 1SL

A BEAUTIFULLY PRESENTED MID-TERRACED, 3-BEDROOM, 3-STOREY TOWN HOUSE

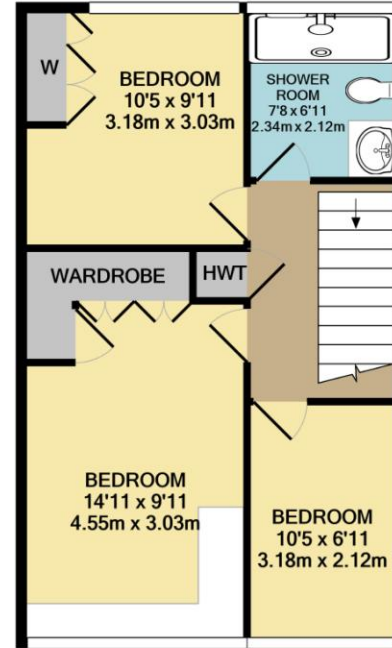




GROUND FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.2 SQ.M.)




2ND FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1424 SQ.FT. (132.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	56	73
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



A WONDERFUL OPPORTUNITY to purchase this 3-STOREY, mid-terrace, 3-bedroom townhouse on the popular Hurst Park development. The property BOASTS a MODERN, OPEN-PLAN KITCHEN/DINING ROOM on the GROUND FLOOR and SPACIOUS living accommodation on the first and second floors. Particular mention is made of the RIVER VIEWS (from various rooms in the house). The property further BENEFITS from a pretty rear garden, a GARAGE and OFF-STREET PARKING. Special mention is made of the close proximity to the River Thames and towpath. Offered for sale with NO ONWARD CHAIN, your early internal viewing is HIGHLY RECOMMENDED.

Situated in a much sought-after location on the Hurst Park development in West Molesey. Close to the River Thames and within easy access of East & West Molesey Villages, excellent schools, supermarkets and local amenities. Hampton Court Station (TFL ZONE 6, connecting with London Waterloo) is the local train station and there is a bus service connecting with Kingston and Walton on Thames. Bridge Road with its bustling cafés, restaurants, boutiques and antique shops is a short distance away.

