



RAWLINSON & WEBBER

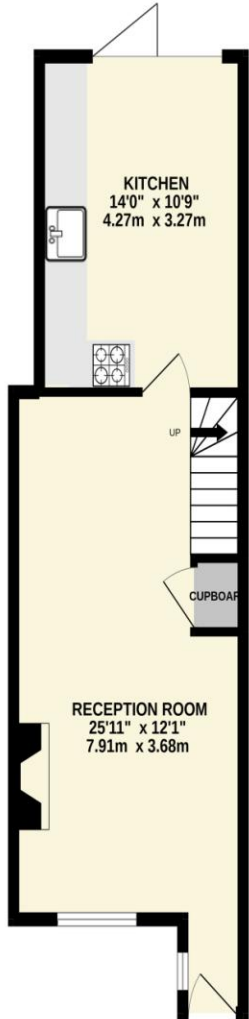
£625,000 FREEHOLD

2 SPRING GARDENS, WEST MOLESEY, SURREY, KT8 2JA

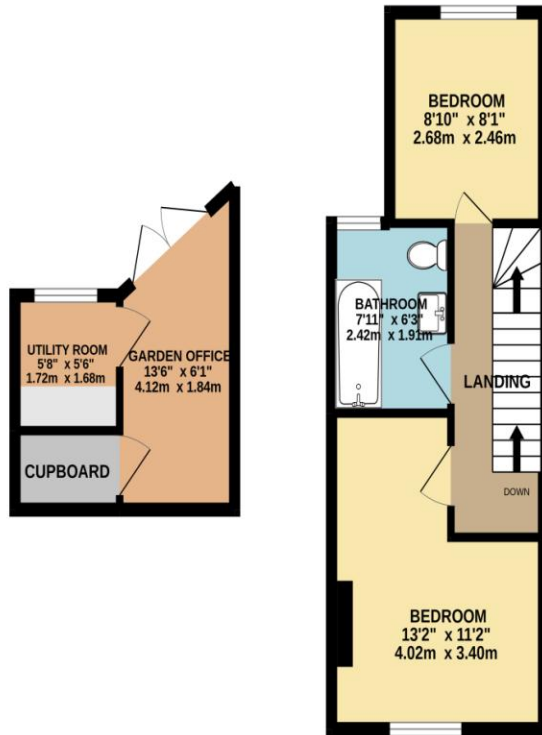
A STUNNING 3-BEDROOM VICTORIAN COTTAGE WITH A SUNNY WEST FACING GARDEN



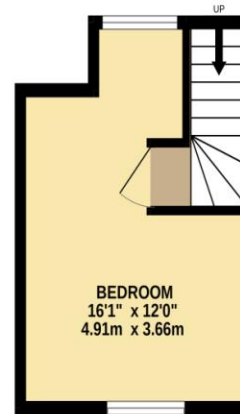
GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



A STUNNING 3 BEDROOM VICTORIAN COTTAGE WITH SUNNY WEST FACING GARDEN. Cleverly extended this property OOOZES CHARM and CHARACTER and is positioned in this attractive pedestrian quarter of Spring Gardens, offering a PEACEFUL SETTING. The property is BEAUTIFULLY MAINTAINED and further benefits from a STUNNING GARDEN CABIN/HOME OFFICE with cloakroom/utility. Your early viewing is recommended.

Situated in a convenient location in close to East/West Molesey borders. Close to local shops and within easy access of schools, library, bus stops and Molesey Heath. Hampton Court Station (TFL ZONE 6) and Bridge Road with its bustling cafés, restaurants, boutiques and antique shops is accessible by foot, car, cycle and bus. Bus routes connecting with Kingston and Walton upon Thames are close by.

