



42 Nightingale Road, West Molesey, KT8 2PQ

Asking Price £849,950 Freehold

- VICTORIAN DETACHED HOUSE
- KITCHEN
- CONSERVATORY
- WEST MOLESEY
- 3 BEDROOMS
- UTILITY ROOM
- DRIVE-WAY AND FRONT GARDEN
- LOUNGE & DINING ROOM
- 2 FAMILY BATHROOMS
- WEST FACING REAR GARDEN



Description

Rawlinson and Webber are pleased to offer for sale "Westerham", a striking detached Victorian villa with stone mullion windows and a wealth of Victorian features. This fantastic property comprises a good-size lounge with the Victorian archetype features such as high ceilings, a large bay window to the front of the property and wooden flooring. Moving on from the lounge, you'll discover a spacious and airy dining room, a well-appointed kitchen with ample storage space, a conservatory that overlooks the secluded garden, and a utility room on the ground floor, boasting its own access and a convenient shower room. There is also potential of creating the ground-floor into a very large open-plan kitchen/family room (subject to building regulations) for those who wish renovate and open up the ground-floor.

Upstairs, the property comprises 3 double bedrooms and a shared family bathroom serving the three rooms, with potential to extend into the loft (STPP). The exterior of the property is equally captivating, boasting a picturesque facade, off-street parking on a private driveway, and a tranquil west-facing rear garden measuring approximately 56' deep x 25' wide with a side patio area, perfect for summer gatherings. Please note, the square footage does not include the, hallway or larder as well as the utility room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

F

EPC Rating:

E