

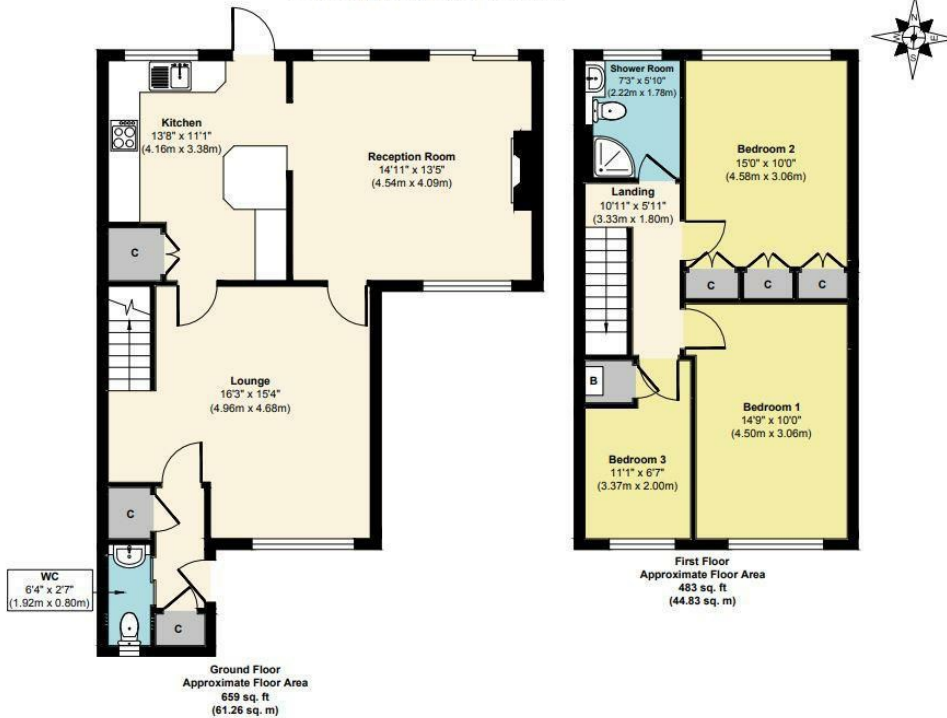


Buckingham Gardens West Molesey, KT8 1TN

Asking Price £857,500 Freehold

- END OF TERRACE
- DINING ROOM
- RIVER BACKING REAR GARDEN
- BACKING HURST PARK & THE RIVER THAMES
- 3 BEDROOMS
- KITCHEN
- FRONT GARDEN & SIDE PLOT
- LOUNGE
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- GARAGE IN NEARBY BLOCK

Buckingham Gardens, KT8

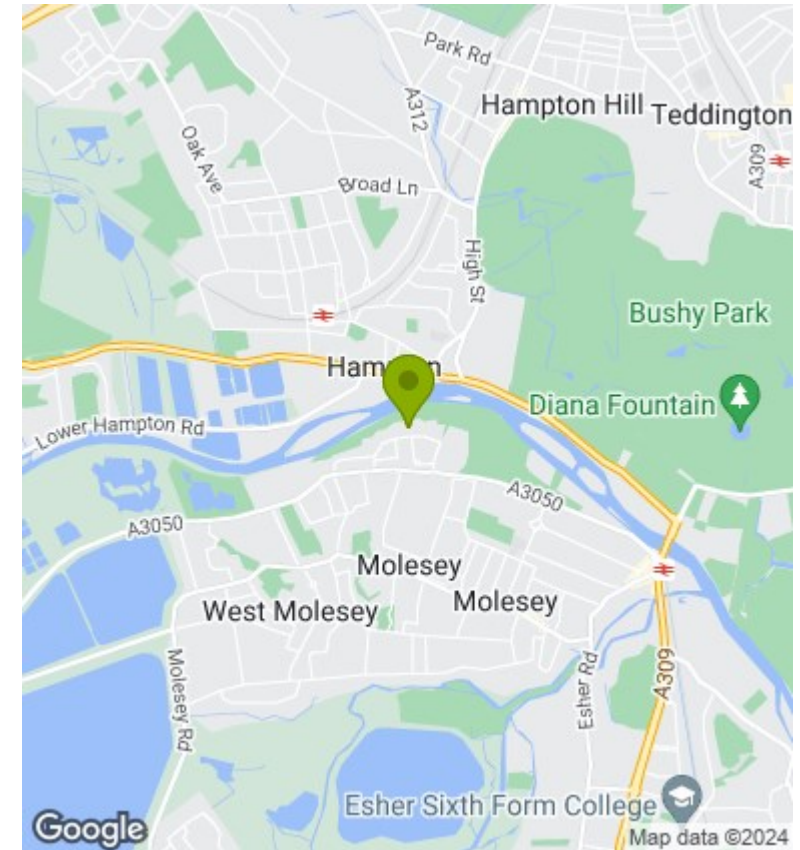


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Description

Rawlinson and Webber are pleased to offer for sale a RIVER BACKING, 2-storey, end-of-terrace family home WITH STUNNING RIVER VIEWS, situated in the scenic Hurst Park Development. This beautiful property offers an expansive layout featuring a ground floor cloakroom, dining room and an open and airy kitchen with a breakfast bar and views of the pretty rear garden and the river Thames. The ground-floor has also benefited from a large side extension currently being used as a spacious open-plan lounge space - a wonderful spot to sit and enjoy the views! Upstairs offers 3 bedrooms with a family bathroom, which completes the floor.

This property stands out within the Hurst Park development, as it features an expansive front garden with a side plot and side pedestrian access, a substantial rear garden with an attractive raised patio area that overlooks Hurst Park, the River Thames, and St Mary's Church. Furthermore, it includes the added benefit of a garage located in a nearby block. With its spacious design and close proximity to the River Thames, Hampton Court, and Hampton Court Station, this property truly offers an wonderful home and the opportunity to create cherished memories for the right buyer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(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

D

EPC Rating:

C