

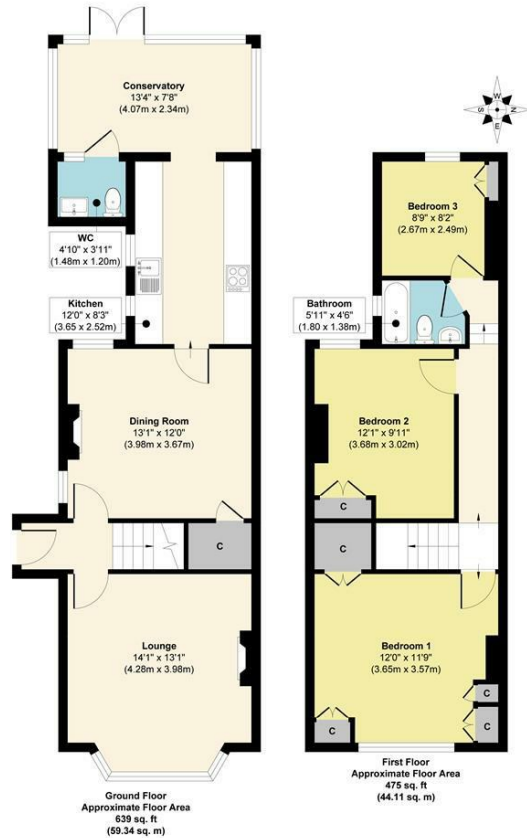


## Langton Road West Molesey, Surrey, KT8 2HX

Asking Price £749,950 Freehold

- VICTORIAN DETACHED HOUSE
- DINING ROOM
- CLOAK ROOM & FAMILY BATHROOM
- NO ONWARD CHAIN
- 3 BEDROOMS
- KITCHEN
- WEST-FACING REAR GARDEN
- LOUNGE
- CONSERVATORY
- OFF-STREET PARKING

14 Langton Road, KT8



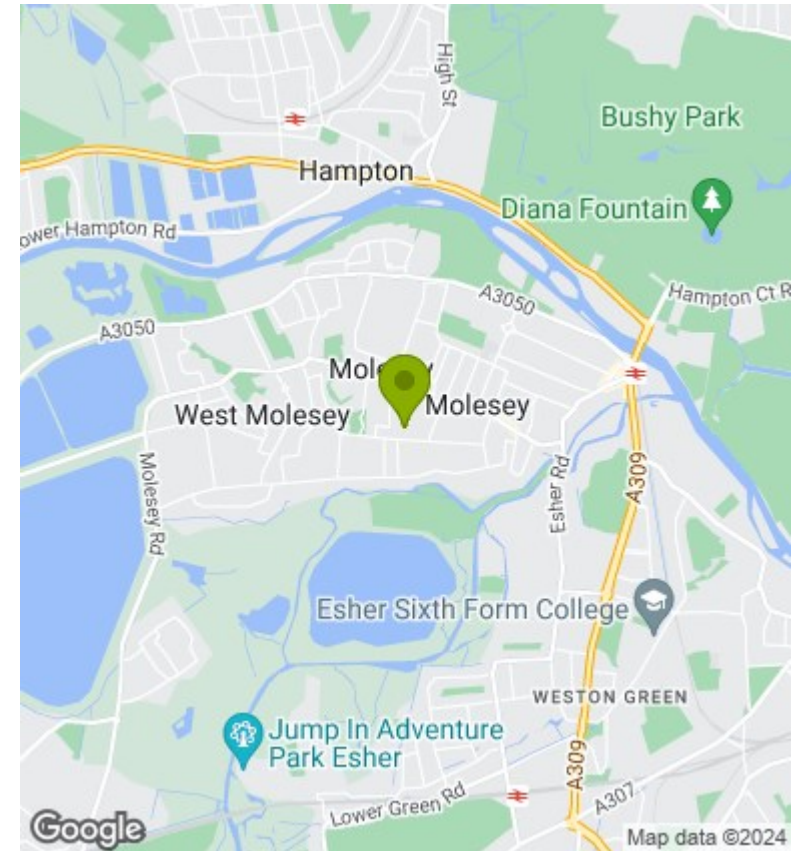
Approx. Gross Internal Floor Area 1114 sq. ft / 103.45 sq. m.

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.  
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## Description

Rawlinson and Webber are pleased to offer to the market with no chain, this fantastic 3 bedroom, Victorian detached house nestled in the picturesque Langton Road. Just on the boarder of East and West Molesey. Upon entering the property, you are welcomed by a hallway, leading to a staircase. An open and airy lounge is appointed to the front of the property with a charming Victorian fireplace, high ceilings and a large bay window. To the left of the hallway, is a generous size dining room, with additional storage space under the stairs. Leading from the dining room is a kitchen with access to the conservatory with views and doors to the rear garden and cloak room.

Upstairs, the property features 3 bedrooms, all offering built-in wardrobes. Completing the floor is a family bathroom. Externally, the property comprises off-street parking on its own driveway, side pedestrian access leading to the good size west-facing rear garden. The property benefits from no onward chain, supporting a quick and easy sale. We highly recommend your early viewings to appreciate this beautiful home's potential.



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>81</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  | <b>40</b>               |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Council Tax Band

E

EPC Rating:

E

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