

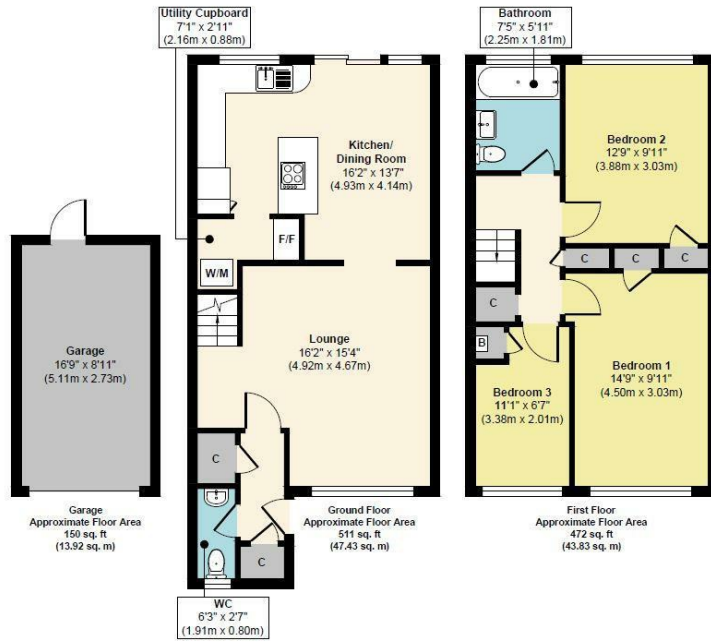


## Buckingham Gardens West Molesey, Surrey, KT8 1TH

Asking Price £519,950 Freehold

- TERRACE PROPERTY
- OPEN PLAN KITCHEN/DINING ROOM
- FRONT & REAR GARDEN
- CLOSE PROXIMITY TO HURST PARK AND THE RIVER THAMES
- 3 BEDROOMS
- CLOAKROOM
- GARAGE
- LOUNGE
- FAMILY BATHROOM
- OFF-STREET PARKING

## Buckingham Gardens, KT8



Approx. Gross Internal Floor Area 983 sq. ft / 91.26 sq. m  
Garage 150 sq. ft / 13.92 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.  
Produced by designimperial.com



## Description

Rawlinson and Webber are pleased to offer for this sale a fantastic 3-bedroom, terrace home in Hurst Park, West Molesey. Situated within walking distance from local amenities, scenic Hurst Park, the River Thames, and close to Hampton Court Palace & its train station - this property offers a captivating Surrey lifestyle with excellent links into London.

Internally, the property features a hallway, cloakroom, good size lounge, and an open plan contemporary kitchen/dining room with an island peninsular and rear doors opening into the charming garden. Upstairs, the property benefits from 3 good size bedrooms complete with built-in storage and a family bathroom.

Externally, the property boasts a very well stocked good-size front garden, a well-maintained rear garden with decking and lawn, a garage, off-street parking for a small car, and secure rear pedestrian access. Only moments away from Hurst Park and the River Thames, there are miles of beautiful river walks to explore and an adventure playground ideal for families.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(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	

## Viewings

Viewings by arrangement only. Call 020 8941 1234 to make an appointment.

## Council Tax Band

D

## EPC Rating:

C