



## Kelvinbrook, West Molesey, Surrey KT8 1RZ

Asking Price £699,950 Freehold

- TERRACE PROPERTY
- LOUNGE
- CLOAK ROOM
- NO ONWARD CHAIN

- 4 BEDROOMS
- KITCHEN
- LOFT ROOM

- 2 BATHROOMS
- DINING ROOM
- REAR GARDEN & GARAGE



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

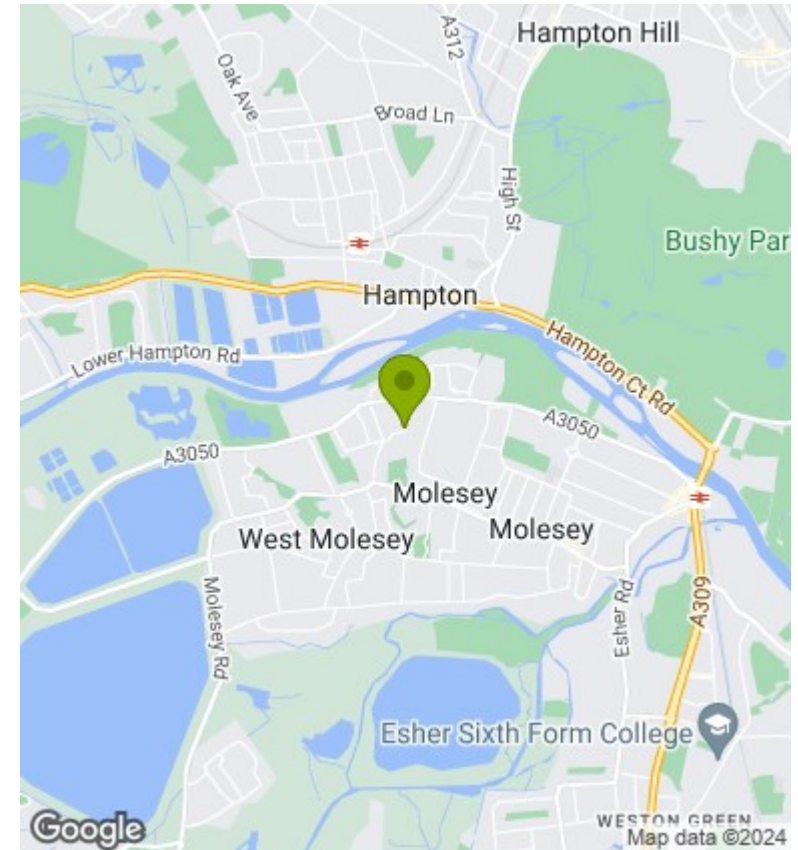
## Description

Rawlinson and Webber are pleased to introduce to the market with no onward chain 'Taro Place'. A superb 4-bedroom terrace property situated in Hurst Park, West Molesey. Featuring an expansive layout, the property's ground floor comprises a porch, cloakroom, hallway with built-in storage space, and a large well-kept kitchen/breakfast room with ample storage. Leading from the kitchen is access to the property's attached rear garage, which also provides access to the rear garden. Completing the ground floor is a dining room, overlooking and providing access to the secluded rear garden.

Upstairs, benefits from 3 double bedrooms and an additional 4th bedroom. All bedrooms offer storage space with the principal bedroom boasting a modern en-suite shower room. Completing the 1st floor is a 2nd contemporary family bathroom.

This charming property also features a large loft room with twin Velux windows letting in an abundance of light and providing panoramic views of the surrounding areas. A pull-down ladder provides access to the loft. Subject to gaining the necessary planning permissions, there is plenty of potential to extend and convert the loft into further accommodation such as an additional bedroom or living space.

Externally, the property features a mature front garden, an attached rear garage, and a walled rear garden which benefits from an artificial lawn and access from the street to the rear via double gates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	55	
(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

E

## EPC Rating:

D