



Molesham Way, West Molesey, KT8 1NU

Asking Price £635,000 Freehold

- SEMI-DETACHED HOUSE
- 1 BATHROOM
- OFF-STREET PARKING FOR 2/3 CARS
- NO ONWARD CHAIN

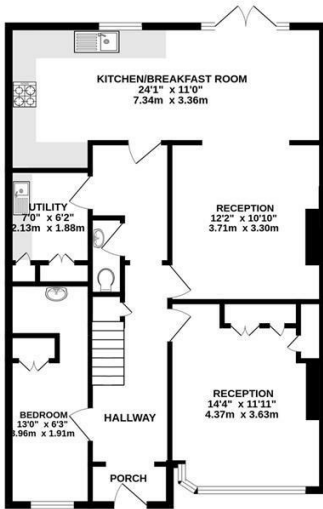
- 4 BEDROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM & UTILITY ROOM

- 2 RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- GAS CENTRAL HEATING/PART DOUBLE GLAZED

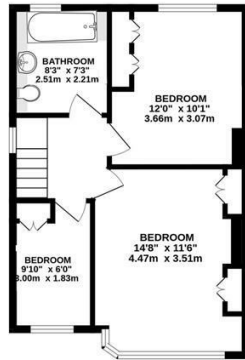


MOLESHAM WAY, WEST MOLESEY
 INTERNAL FLOOR AREA
 (APPROX.) 1315 sq ft/ 122.2 sq m
 Excluding Outbuilding
 Garden extends to 60' (18.28m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
 Made with Metropix © 2024.



GROUND FLOOR



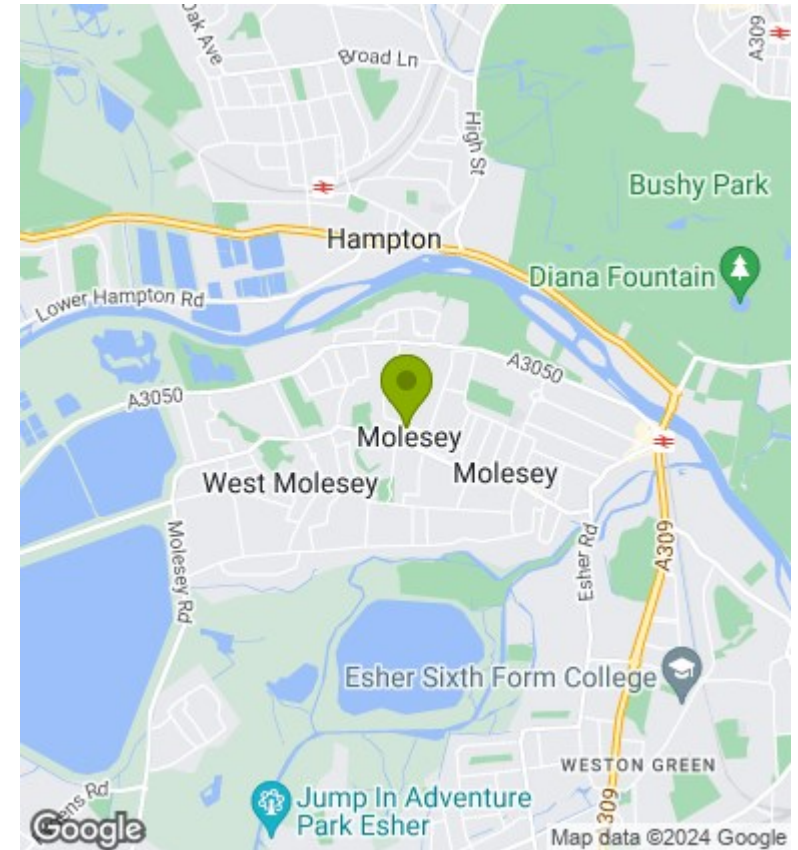
FIRST FLOOR

Description

Rawlinson and Webber are pleased to offer for sale this fantastic 4 bedroom semi-detached home situated in Molesham Way, a highly-sought after road in West Molesey. Recently extended, this property offers a spacious ground floor. Benefiting from a porch, entrance hallway, front-facing lounge with large window providing ample light into the room and a cozy fireplace. This room also benefits from convenient built-in storage space. Adjacent to the lounge, is a converted garage, accommodating a ground floor 4th bedroom with storage and a wash room. Continuing through the property, is a connecting dining room leading into a large modern kitchen/breakfast room. A cloakroom and utility room complete the floor.

Upstairs occupies 2 large double bedrooms and a further 3rd bedroom, all of which benefit from built-in wardrobes. Complimenting the 1st floor is a good-sized contemporary floor to ceiling tiled bathroom.

Externally, the property offers off-street parking on its own driveway, suitable for multiple vehicles, alongside a substantial south-facing rear garden spanning approximately 60 ft. Early viewings are highly recommended.



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band

EPC Rating:

C