



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

Asking Price £895,000 Freehold

- VICTORIAN SEMI-DETACHED HOUSE
- LOUNGE
- CLOAKROOM
- SIDE PEDESTRIAN ACCESS

- 3 DOUBLE BEDROOMS
- DINING/FAMILY ROOM
- OFF-STREET PARKING

- 1 BATHROOM & 1 EN-SUITE
- KITCHEN
- REAR GARDEN & GARDEN OFFICE



Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

RAWLINSON & WEBBER

Plan produce for RAWLINSON & WEBBER Estate Agent

TOTAL FLOOR AREA	Sq. meters	119.2
	Sq. feet	1283.6

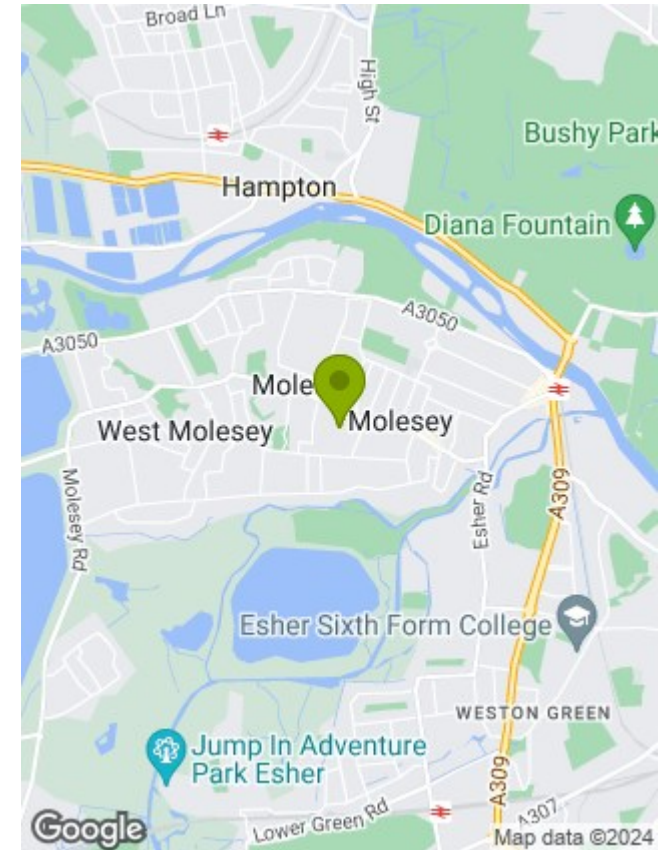
Description

Rawlinson and Webber are delighted to offer for sale this attractive Victorian, 3 double bedroom, semi-detached home, located in a convenient location of East/West Molesey near to the Village centre with easy access to Hampton Court mainline station.

Skilfully extended, the room proportions are excellent and equally matched by the impressive garden and useful home office/studio. Featuring an entrance hallway, front facing lounge with a large bay window and fireplace. Continuing further into the property is cloakroom and an open plan dining room and family room opening to the contemporary kitchen with numerous built-in appliances. French doors to the garden and central Velux windows providing additional lighting.

The first floor occupies two generous size double bedrooms with a modern bathroom shared between the two. Recently extended into the loft, this property boasts a well-presented main double bedroom with a modern en-suite with bath and shower.

Externally the private driveway provides off-road parking and side pedestrian access to the rear garden. The rear garden is superb approx. 60ft in length, with a garden office/studio. Your early viewings are highly recommended.



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

F

EPC Rating: