



First Avenue, West Molesey, Surrey KT8 2QP

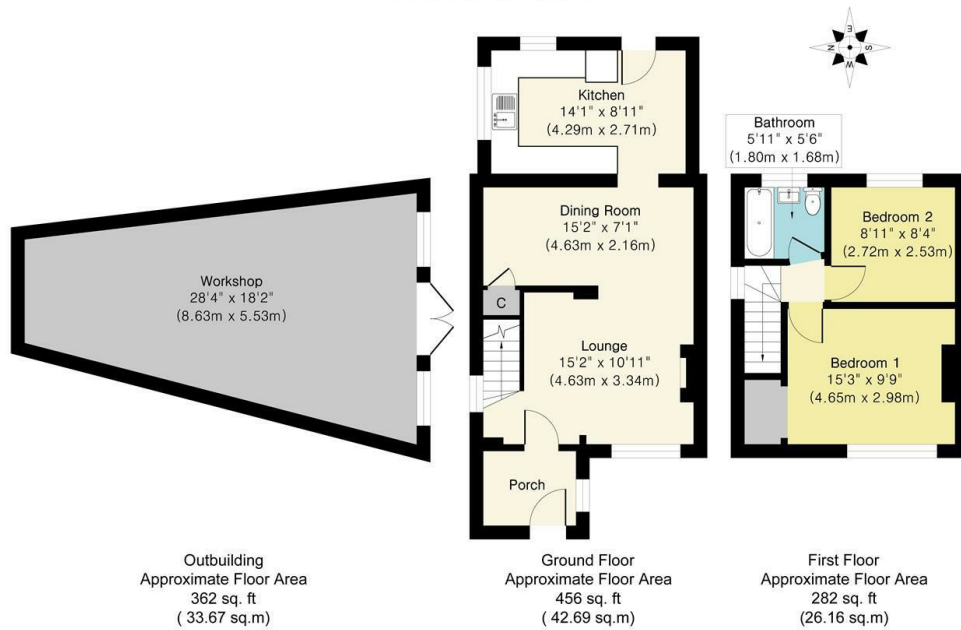
Asking Price £469,950 Freehold

- SEMI-DETACHED HOUSE
- THROUGH LOUNGE/DINING ROOM
- OFF-STREET PARKING
- WORK SHOP

- 2 DOUBLE BEDROOMS
- KITCHEN
- SIDE PEDESTRIAN ACCESS

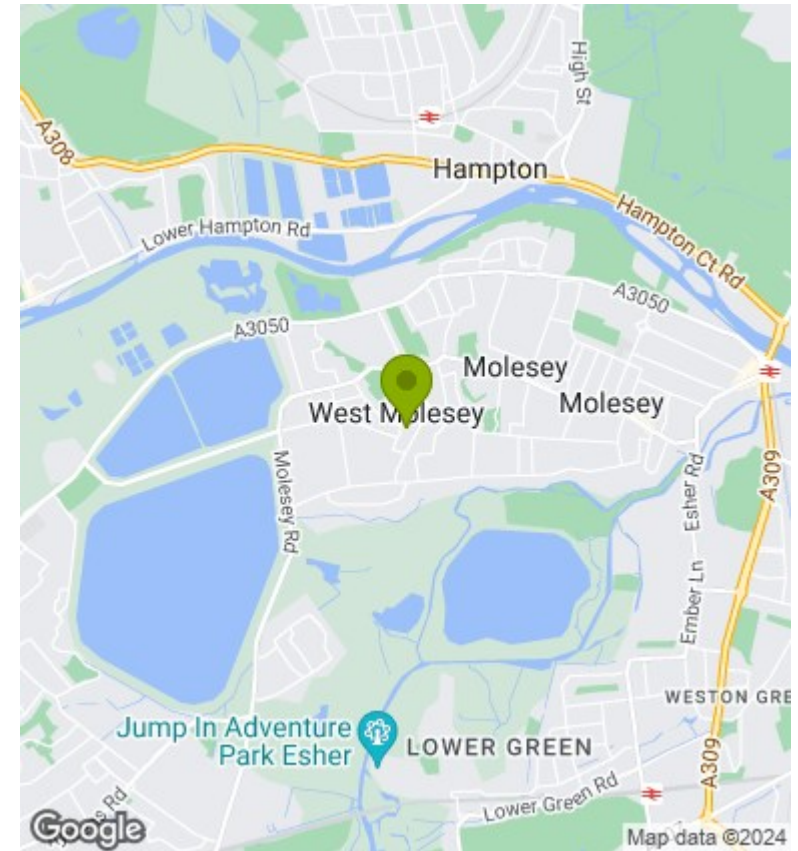
- PORCH
- FAMILY BATHROOM
- REAR GARDEN

First Avenue, KT8



Approx. Gross Internal Floor Area 738 sq. ft / 68.85 sq. m
Outbuilding 362 sq. ft / 33.67 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system 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

Introducing an exceptional semi-detached home boasting two double bedrooms, situated in First Avenue, West Molesey. This property offers an inviting open-plan layout and large external plot. Welcoming you to the property is a spacious entrance porch, leading into a through a good-size lounge and dining room. To the rear of the property is a beautiful Midnight Blue Benchmarx kitchen recently fitted in 2023. The kitchen provides direct access to the pretty paved rear garden.

Ascending into the first floor accommodations are two good-size double bedrooms and a modern family bathroom.

Externally, the property includes mature planting and paved off-street parking at the front, block paved side access to the sizable rear garden which features a substantial workshop, two sheds, and a garden pergola, ideal for outdoor activities. Early viewings are highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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

D

EPC Rating:

D