



**RAWLINSON  
&WEBBER.**

**Winchilsea Crescent, West Molesey**  
**Asking Price £575,000 Freehold**

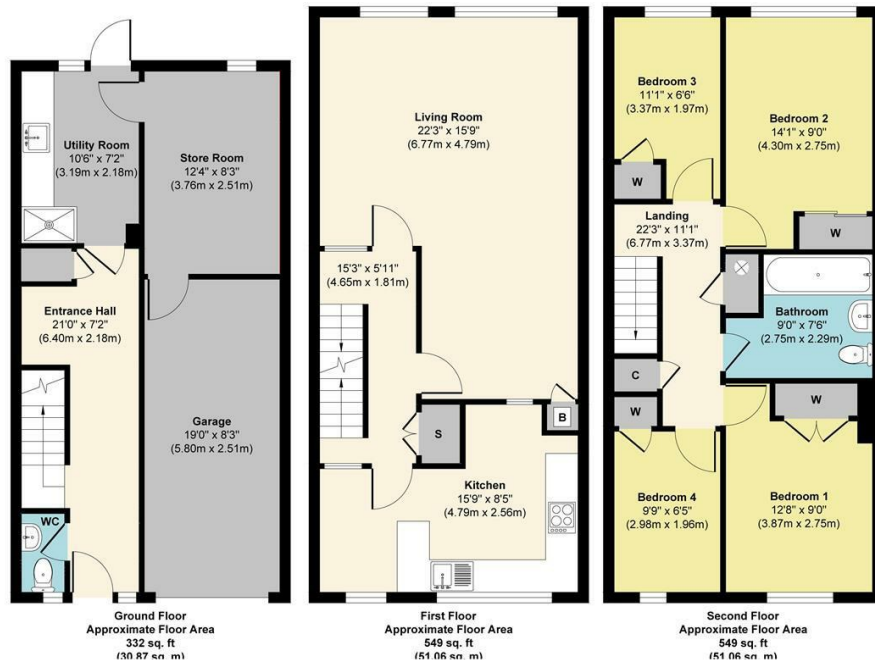


## Property Description

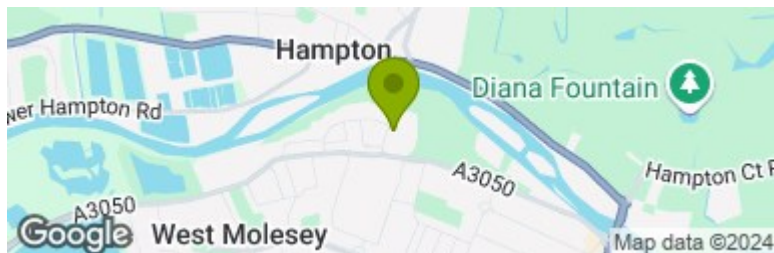
Rawlinson and Webber are delighted to present this 4-bedroom, 3 storey townhouse located on Winchilsea Crescent, West Molesey, for sale with no onward chain. Now in need of some modernisation and with potential to extend (STPP) at the rear, this property offers a great foundation for the right buyer to put their own stamp on it. The ground floor features a hallway, a cloakroom, an integral garage, a utility room and a storage room.

On the first floor, you'll find a lounge and a kitchen/dining room. The second floor consists of four bedrooms and a family bathroom. Externally, the property offers off-street parking on its private driveway and a south-facing rear garden. We strongly recommend scheduling an early viewing to explore this property and its numerous possibilities and potential.

**Features**  
 • Townhouse • 4 Bedrooms • Lounge • Kitchen • Cloak Room • Utility & Shower Room • Family Bathroom • Driveway & Integral Garage • South-facing Rear Garden • \*No Onward Chain\*



**Approx. Gross Internal Floor Area 1430 sq. ft / 132.99 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 67                      |           |
| (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

E

EPC Rating:

D