



Field Close, West Molesey, KT8 2LA

Asking Price Asking Price £925,000 Freehold

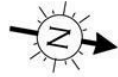
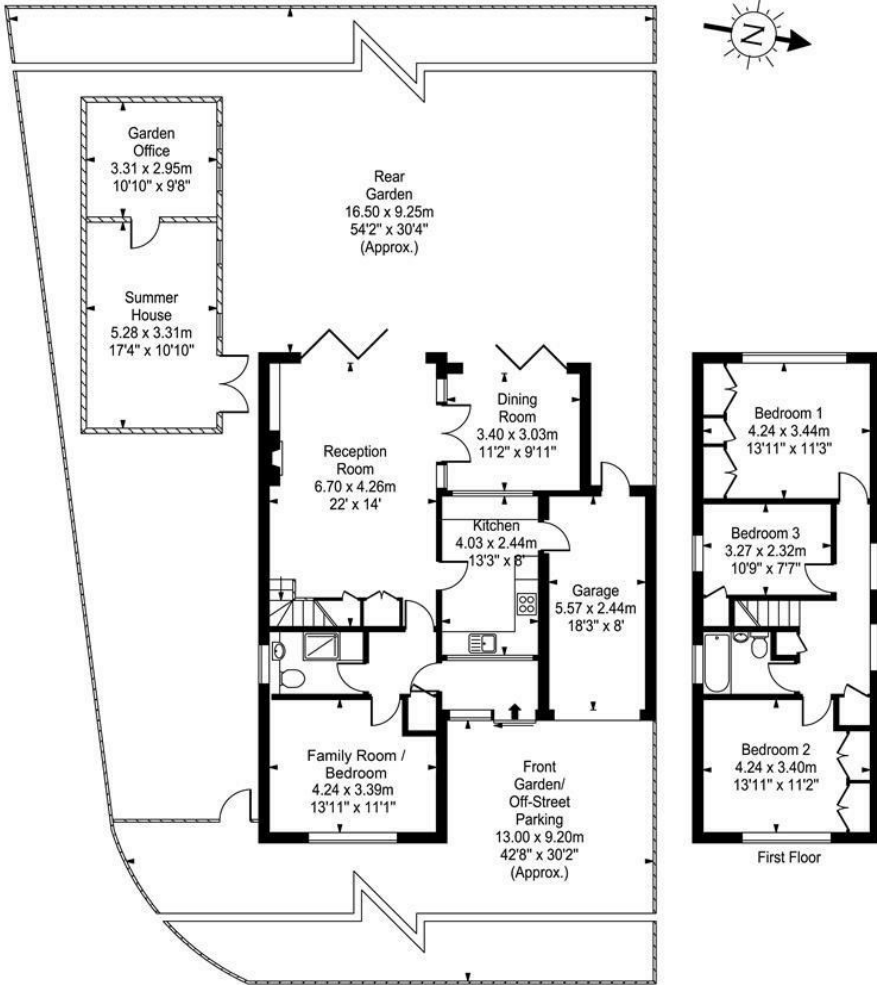
- LINK-DETACHED
- DINING ROOM
- OFF-STREET PARKING
- EAST/WEST MOLESEY BORDER

- 3/4 BEDROOMS
- KITCHEN
- SOUTH/WEST FACING REAR GARDEN

- 2 RECEPTION ROOMS
- 2 BATHROOMS
- SUMMER HOUSE/GARDEN OFFICE

Field Close

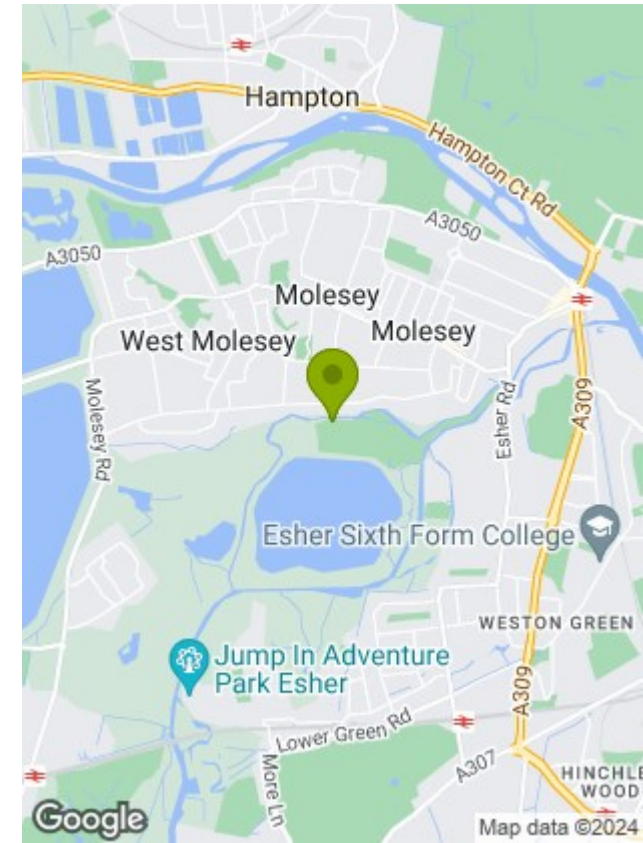
Approx. Gross Internal Area
 128 Sq M - 1377 Sq Ft
 Garage: 14 Sq M 150 Sq Ft
 Outhouse: 27 Sq M - 290 Sq Ft
Total: 169 Sq M - 1817 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
 Floor plan by www.frameworkphotos.co.uk

Rawlinson and Webber have the pleasure of presenting this delightful 3/4-bedroom link-detached home located in a tranquil cul-de-sac on the border of east and west Molesey. The property boasts a well-designed ground floor, featuring a cosy front family room or 4th bedroom, complete with a wood burner and plantation shutters. This room, currently serving as a family room, could also be easily converted into a ground-floor bedroom with convenient access to the adjacent ground-floor shower room. The rear ground floor of the property opens up to a large open-reception room, offering bespoke storage and a contemporary fireplace with shelving, which seamlessly connects to the dining area. Both rooms benefit from a beautiful parquet flooring and ample natural light, thanks to two sets of bifold doors thoughtfully installed by the current owner to create a desirable 'inside-outside' visual over the garden. Overlooking the porch and dining area, the kitchen comes with an internal door leading to the garage.

On the first floor, you'll find a generously sized landing with two airing cupboards. The first floor comprises three well-proportioned bedrooms - two decent doubles and a large single/small double - all equipped with their own built-in wardrobes and access to the main family bathroom. It's worth mentioning that planning consent was obtained in 2019 to extend over the garage and remodel the ground floor. For further details, this information can be made available upon request or by referencing the Elmbridge Planning Portal Ref: 2019/1782.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	