



271 Eastcote Avenue, West Molesey, Surrey, KT8 2EZ

Asking Price £469,950 Freehold

- TERRACE PROPERTY
- THROUGH LOUNGE/DINING ROOM
- GARDEN WORK SHOP

- 3 BEDROOMS
- KITCHEN
- OFF-STREET PARKING

- 2 BATHROOMS
- CLOAKROOM
- SOUTH-FACING REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band

D  
EPC Rating:  
C

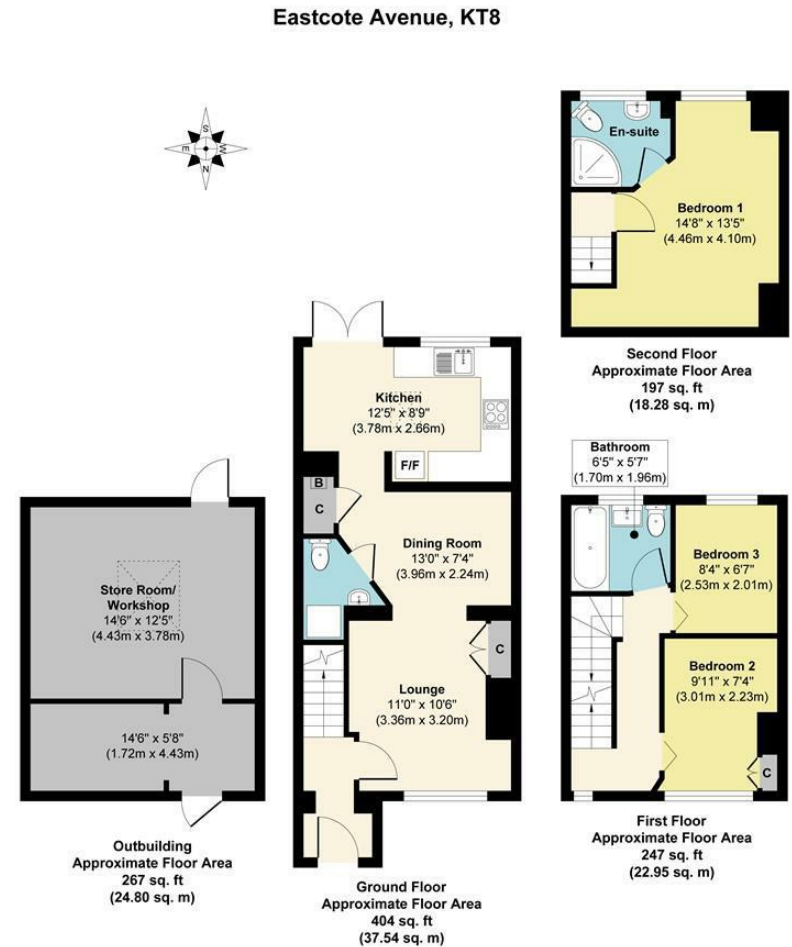
## Description

Rawlinson and Webber are delighted to introduce this spacious three-bedroom 1930's home, located on a highly sought-after residential avenue in West Molesey. The property has benefited from being extended on the ground floor and into the loft, providing lots of extra space and now being offered for sale in superb condition.

The front entrance features a welcoming porch leading to the hall and through to a through lounge/ dining room adorned with a fire surround and a storage cupboard. The dining room grants access to a convenient ground floor cloakroom/utility room and extends to a contemporary rear-facing kitchen with double doors opening to the garden. The kitchen is illuminated by a skylight, ensuring an abundance of natural light.

The first floor comprises a landing, two good-sized bedrooms, and a modern family bathroom. The second floor, opens into a large double bedroom with a contemporary ensuite shower room.

Externally, the property offers off-street parking on its own driveway with an electric vehicle charging point installed. An easy-maintenance rear garden with decking and potting area along with a sunny southerly aspect. Unique to this property has a large workshop at the rear, accessible by both pedestrians and vehicles via a driveway at the rear.



Approx. Gross Internal Floor Area 1115 sq. ft / 103.59 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems 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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