



Dunstable Road, West Molesey, KT8 2EN

Asking Price £449,950 Freehold

- SEMI-DETACHED BUNGALOW
- LOUNGE/DINING ROOM
- OFF-STREET PARKING
- NO ONWARD CHAIN

- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARAGE

- KITCHEN
- CONSERVATORY
- REAR GARDEN

Description

Rawlinson and Webber are pleased to offer for sale this fantastic 2-bedroom semi-detached bungalow, situated in Dunstable Road, West Molesey. Presenting the ideal 'blank canvas' opportunity to significantly extend and renovate if desired' or it would make a wonderful home for someone particularly wanting a bungalow. A buyer could certainly move in before deciding how to create their forever home.

The layout features an expansive accommodation encompassing 2 double bedrooms, a well-positioned kitchen and lounge, a good-size family bathroom. Completing the internal layout is a conservatory/lean to providing access to the rear garden.

Externally, the property benefits from off-street parking on a large drive-way suitable for multiple cars. Side vehicular access from the drive provides access to the rear garden and a detached garage. This 'extra side area' also provides for the property added potential to enlarge at the rear, side and into the loft (subject to planning).

Now offered for sale with vacant possession (no onward chain).



Council Tax Band

D

EPC Rating:

D

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	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Approx. Gross Internal Floor Area 883 sq. ft / 82.07 sq. m (Including Garage)

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, chases and compass bearings before making decisions reliant upon them.
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