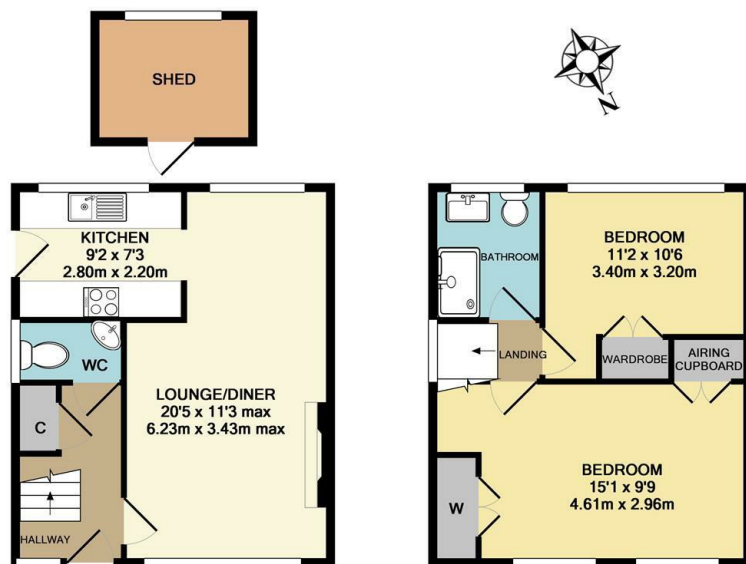




Down Street, West Molesey, Surrey KT8 2TE

Asking Price £425,000 Freehold

- SEMI-DETACHED HOUSE
- KITCHEN
- FRONT GARDEN
- NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- GROUND FLOOR CLOAKROOM
- WESTERLY FACING REAR GARDEN
- LOUNGE/DINING ROOM
- 1ST FLOOR SHOWER ROOM
- BRICK-BUILT SHED



GROUND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

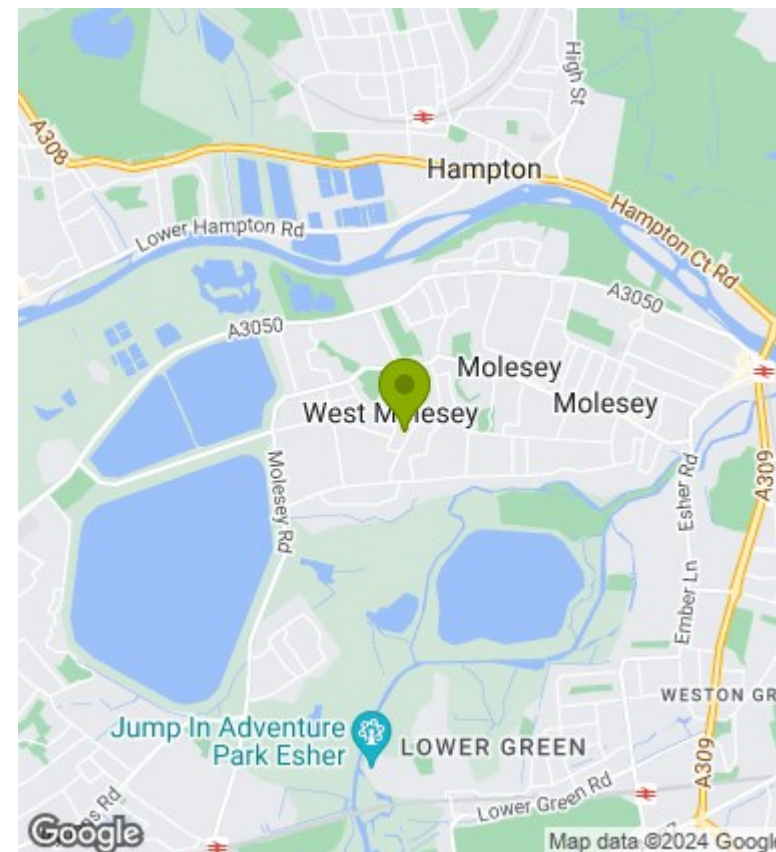
DOWN STREET
TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018

Description

Rawlinson and Webber are pleased to offer this fantastic 2 double-bedroom semi-detached house for sale with no onward chain, nestled in a quiet location in West Molesey. Featuring a spacious ground floor; comprising an open plan lounge/dining room, a modern kitchen, ground floor cloakroom. Upstairs offers two well-proportioned double bedrooms and a family shower room.

Externally, the property benefits from a deep front and rear garden with a westerly-facing aspect. Further benefits are side pedestrian access, a brick storage shed and scope to extend (subject to planning permission). We're expecting this property to be extremely popular and we recommend your early viewings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(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

C

EPC Rating:

D