



Windsor Avenue, West Molesey, Surrey KT8 1PZ

Asking Price £935,000 Freehold

- SEMI-DETACHED
- 2 RECEPTION ROOMS
- WEST-FACING REAR GARDEN
- SCOPE TO EXTEND INTO LOFT (STPP)

- 4 BEDROOMS
- 2 BATHROOMS & A UTILITY ROOM
- GARDEN STUDIO & STORE

- OPEN PLAN KITCHEN/DINING ROOM
- STUDY ROOM/5TH BEDROOM
- OFF-STREET PARKING

Description

A beautifully extended 1930s semi-detached home, situated in one of West Molesey prime residential roads. The property benefits from a large rear ground floor and double side extension, now incorporating very spacious family accommodation expanding over two floors and is presented in excellent condition.

Upon stepping into the property, you are welcomed by a large entrance hall leading to two reception rooms and a rear open-plan kitchen/dining room. This well-designed living space features a modern kitchen with central island, ample dining space and finished with sky lights and large sliding doors to the rear garden providing lots of natural light into an already open and airy space. The ground floor also includes a front-facing study/5th bedroom, an en-suite shower room and a separate utility room for added convenience.

Upstairs offers three large double bedrooms, an additional fourth bedroom and a contemporary bathroom with both shower & bath. The property still retains a very large loft space, which presents further potential to extend in order to achieve additional living space (STPP).

Externally, the property offers off-street parking on its own driveway, west-facing rear garden with a large patio area for garden furniture, a well-maintained lawn and a garden studio & store.

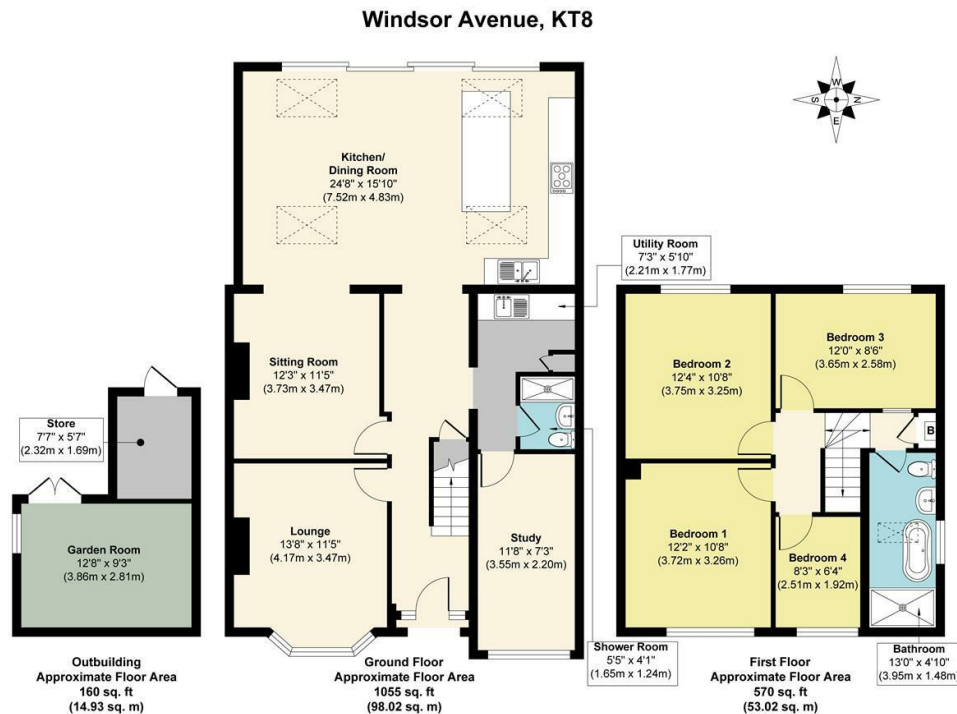
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

E

EPC Rating:

C



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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