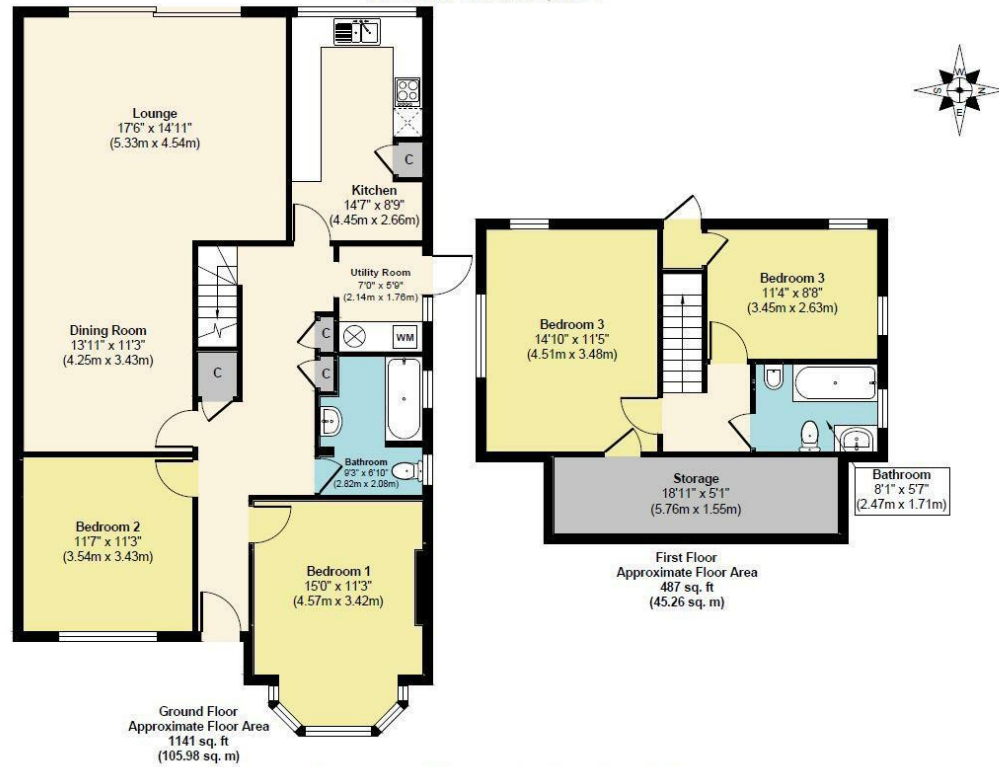# 11 Weston Avenue, West Molesey, Surrey, KT8 1RG

Asking Price £699,950 Freehold

- DETACHED PROPERTY
- EXTENDED LOUNGE/DINING ROOM
- FRONT GARDEN & DRIVE-WAY
- NO ONWARD CHAIN

- 4 BEDROOMS
- KITCHEN
- SIDE PEDESTRIAN ACCESS

- 2 BATHROOMS
- UTILITY ROOM
- WEST-FACING REAR GARDEN BACKING RESERVOIR (Approx. 115 x 40 feet)

Weston Avenue, KT8

Lounge
17'6" x 14'11"
(5.33m x 4.54m)

Kitchen
14'7" x 8'9"
(4.45m x 2.66m)

Utility Room
7'0" x 5'9"
(2.14m x 1.78m)

Dining Room
13'11" x 11'3"
(4.25m x 3.43m)

Bedroom 2
11'7" x 11'3"
(3.54m x 3.43m)

Bathroom
9'3" x 6'10"
(2.82m x 2.08m)

Bedroom 1
15'0" x 11'3"
(4.57m x 3.42m)

Ground Floor
Approximate Floor Area
1141 sq. ft
(105.98 sq. m)

Bedroom 3
14'10" x 11'5"
(4.51m x 3.48m)

Bedroom 3
11'4" x 8'8"
(3.45m x 2.63m)

Storage
18'11" x 5'1"
(5.76m x 1.55m)

Bathroom
8'1" x 5'7"
(2.47m x 1.71m)

First Floor
Approximate Floor Area
487 sq. ft
(45.26 sq. m)

Approx. Gross Internal Floor Area 1628 sq. ft / 151.25 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.
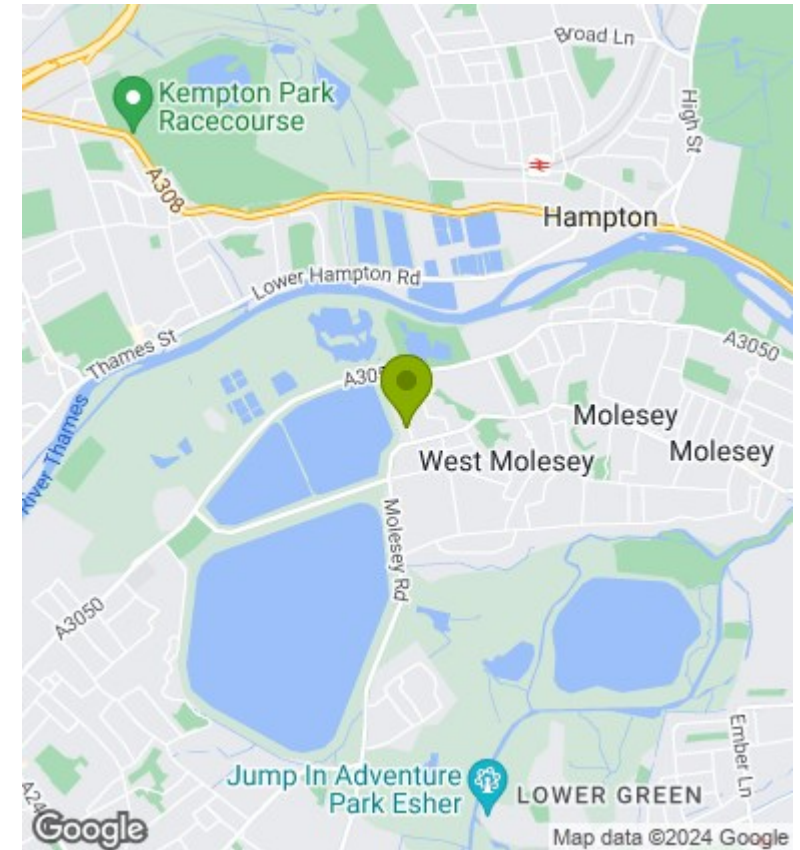
Produced by designimperial.com

Description

Rawlinson and Webber are pleased to welcome to the market a beautiful 4-bedroom, detached home with NO ONWARD CHAIN. The property benefits from an expansive ground floor layout comprising 2 double bedrooms, a hallway with ample cupboard space, a bathroom, kitchen, utility room and an extended through lounge and dining room with sliding doors opening onto a good-size mature rear garden.

Upstairs, features a landing, a spacious principal bedroom with a walk-in wardrobe, an additional 4th bedroom and a modern white-suite bathroom completing the floor. While the property has been well-maintained throughout the years, there is an opportunity for modernisation, providing the ideal canvas for a discerning buyer to add their personal touch.

Externally, the property includes a front garden, off-street parking on its private driveway, and side pedestrian access. The substantial west-facing rear garden, measuring approximately 115 x 40 feet, boasts a patio area and a mature lawn that extends to the local reservoir, offering captivating views of natural beauty.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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:

D