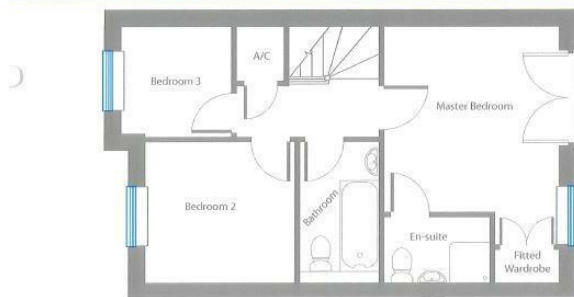
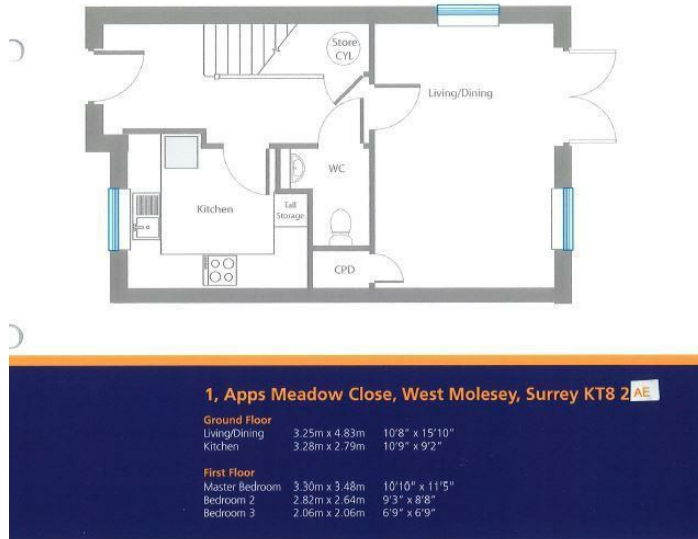




## 1 Apps Meadow Close, West Molesey, KT8 2AE

Asking Price £499,950 Freehold

- SEMI-DETACHED HOUSE
- KITCHEN
- JULIET BALCONY
- PRIVATE ROAD
- 3 BEDROOMS
- LOUNGE/DINING ROOM
- OFF-STREET PARKING FOR 2 CARS
- 2 BATHROOMS
- G/F CLOAKROOM
- REAR GARDEN



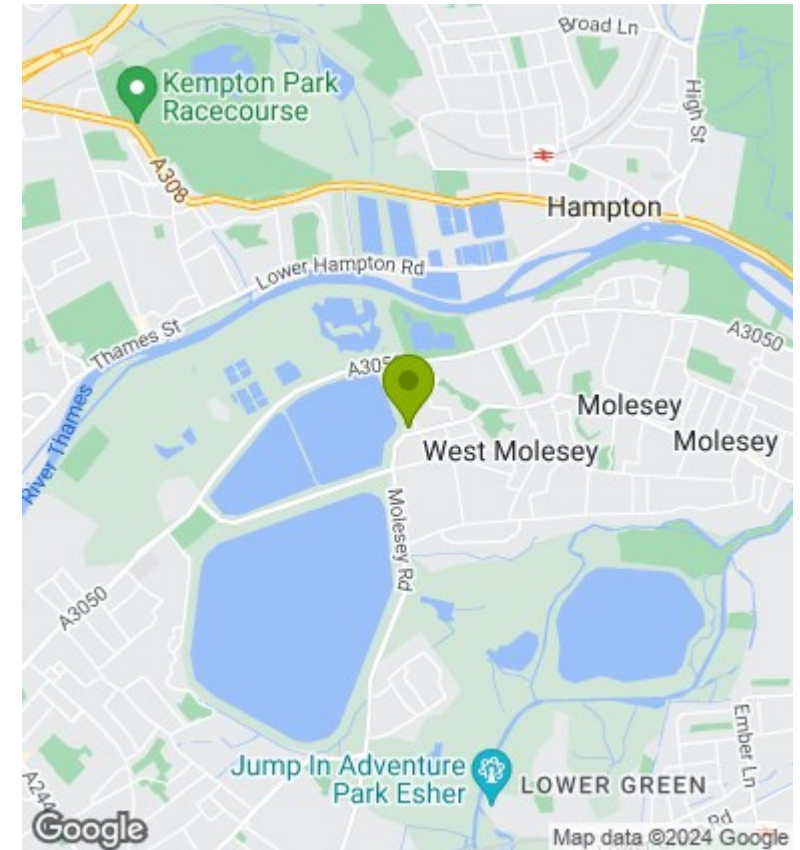
## Description

Rawlinson and Webber are delighted to present for sale this charming three-bedroom semi-detached house, situated on a highly sought-after cul-de sac in West Molesey. This contemporary property features a spacious entrance hallway, a modern kitchen with built-in appliances, a ground floor cloakroom, and a large lounge/dining room at the rear, providing direct access to the secluded garden.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom featuring a juliet balcony and an en-suite shower room. The upper floor is completed by a stylish family bathroom. Additionally, there is potential for a loft conversion and a ground floor rear extension (subject to planning permission).

Externally, the property offers off-street parking at both the front and rear, accommodating two cars. The rear garden, adjacent to the local reservoirs, provides privacy and picturesque views, with pedestrian access for added convenience when parking at the rear.

We highly recommend early viewings. For any enquiries, please contact Rawlinson and Webber's sales team.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating: