



## Walton Road, West Molesey, Surrey KT8 2JG

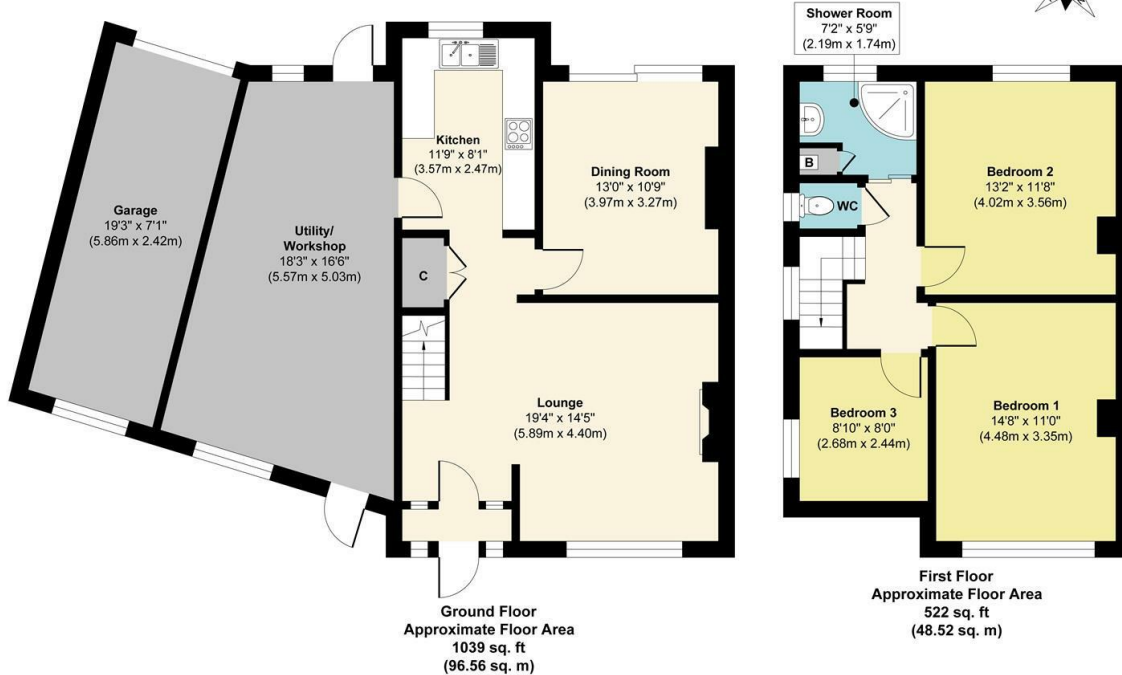
Asking Price £695,000 Freehold

- SEMI-DETACHED HOUSE
- MODERN KITCHEN
- OFF-STREET PARKING
- POTENTIAL TO EXTEND (STPP)
- 3 BEDROOMS
- SHOWER ROOM WITH SEPARATE W/C
- SUBSTANTIAL OUTDOOR PLOT
- 2 RECEPTION ROOMS
- GARAGE & WORKSHOP/UTILITY SPACE
- NO ONWARD CHAIN

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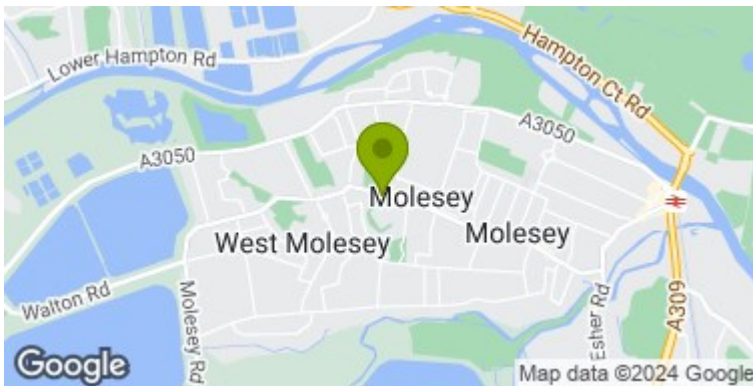
Walton Road, KT8



Approx. Gross Internal Floor Area 1561 sq. ft / 145.08 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.

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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		

## Description

Rawlinson and Webber are delighted to present this exceptional 3-bedroom semi-detached property for sale with no onward chain. Located on a substantial corner plot on Walton Road, West Molesey, the property is conveniently close to East Molesey Village and local amenities. It features rear vehicular access via its own driveway, leading to a garage and expansive workshop accessible from Cannon Way, West Molesey.

The interior boasts a spacious ground floor, including an entrance porch, hallway with stair access and a deep storage cupboard, a generous front-facing lounge with an attractive red-brick fireplace, a second reception/dining room and a modern kitchen with access to the utility/workshop and a large side garden. Completing the ground level is access to a sunny south-facing rear garden and driveway.

Upstairs, there are two generous-sized double bedrooms and a comfortable third bedroom; there is a shower room (large enough for a bath if required) with a separate WC. The property also includes a loft space, offering potential for expansion to add an additional bedroom and bathroom, subject to planning permission (STPP).

Externally, the property provides ample outdoor space, including a deep front garden and a substantial corner plot with access via the workshop. This unique property offers significant potential for modernisation and enlargement (STPP).

## EPC Rating:

D

## Council Tax Band

E