



## 124 Buckingham Gardens, West Molesey, KT8 1TW

Asking Price £675,000 Freehold

- RIVER-BACKING HOME
- 2 RECEPTION ROOMS
- FRONT GARDEN
- EXCELLENT CONDITION

- 3 BEDROOMS
- MODERN KITCHEN
- REAR GARDEN WITH ACCESS TO THE RIVER THAMES

- 1 BATHROOM
- PORCH
- GARAGE IN NEARBY BLOCK

## Buckingham Gardens, KT8



Ground Floor  
Approximate Floor Area  
521 sq. ft  
(48.40 sq.m)

First Floor  
Approximate Floor Area  
480 sq. ft  
(44.59 sq.m)

**Approx. Gross Internal Floor Area 1001 sq. ft / 92.99 sq. m**

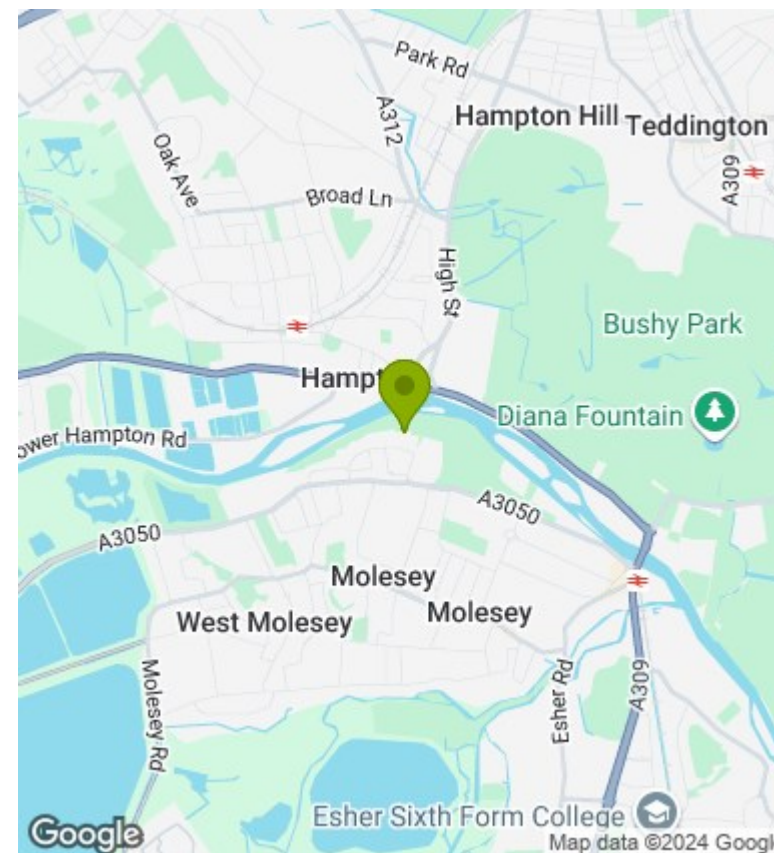
This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given, whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.  
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## Description

Rawlinson and Webber are pleased to welcome to the market this unique and stunning terraced river-backing home, with direct access and views towards Hurst Meadows and The River Thames. This fabulous home offers captivating scenes of the surrounding areas, with uninterrupted views and the magnificent backdrop of Hampton church (lit at night) to the top of Platts Eyot.

Upon entering, you are welcomed by an entrance porch featuring a convenient cloakroom and two storage cupboards. This leads to an expansive forward-facing lounge, adorned with wooden flooring and bathed in natural light from the floor-to-ceiling south-facing window. The spacious kitchen and dining area at the rear of the property provide direct access to the garden and the River Thames.

Upstairs, the property features three generously-sized bedrooms and a modern family bathroom. Externally, the home benefits from a large gated front garden and a walled rear garden with bespoke double gates opening onto the wide open spaces of the River Thames and towpath. Additional advantages include a garage in a nearby block and ample unallocated parking within the estate. This home not only offers comfort and convenience but also provides a captivating Surrey lifestyle with excellent links to London



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:

C