



92 High Street, West Molesey, KT8 2LY

Asking Price £695,000 Freehold

- EXTENDED PERIOD PROPERTY
- STYLISH KITCHEN
- FAMILY BATHROOM
- CORNER PLOT GARDEN
- 3 DOUBLE BEDROOMS
- SITTING AREA
- EN-SUITE
- OPEN PLAN LIVING
- CLOAK ROOM
- OFF-STREET PARKING

Approximate Gross Internal Area Total = 112.9 sq m / 1216 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID428816)

Description

Rawlinson and Webber are delighted to introduce to the market this beautifully presented 3-bedroom Victorian home, situated on High Street, West Molesey. The property is conveniently situated near to outstanding rated schools and local shops as well as the open spaces of Molesey Heath.

Built around 1874, this charming property has been extensively renovated and expanded to the side, rear, and into the loft. It offers spacious open-plan living while retaining many of its beautiful period features, making it an ideal 'turn-key' home for any buyer.

The ground floor features an entrance hallway, a bright living room with a bay window, shutters, and a log burner. The open-plan Howdens kitchen/dining room includes an island, eye-level and base-level units/cupboards, a butler sink, and underfloor heating. The dining area has French doors leading to a second sitting room with a vaulted ceiling, a Velux window, and underfloor heating. Additionally, there is a ground floor cloakroom.

The first floor comprises two double bedrooms and a large family bathroom with a roll-top bath and his-and-her sinks. The second floor offers a third double bedroom with a modern en-suite shower room and storage in the eaves.

Externally, the property boasts a beautiful corner plot garden with a patio and easigrass lawned area featuring a grape vine from Hampton Court Palace. There is additional patio area with side access to the front, which benefits from off-street parking on its own driveway. The garden also enjoys a sunny south westerly aspect.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	69	
(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

D

EPC Rating:

C

