



328 Walton Road, West Molesey, Surrey, KT8 2HY

Asking Price £649,950 Freehold

- LINK-DETACHED VICTORIAN HOUSE
- KITCHEN
- GARDEN & COURTYARD
- WEST MOLESEY

- 3 BEDROOMS
- FAMILY BATHROOM
- SPACIOUS CORNER PLOT

- 2 RECEPTION ROOMS
- ANNEXE WITH SHOWER ROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING



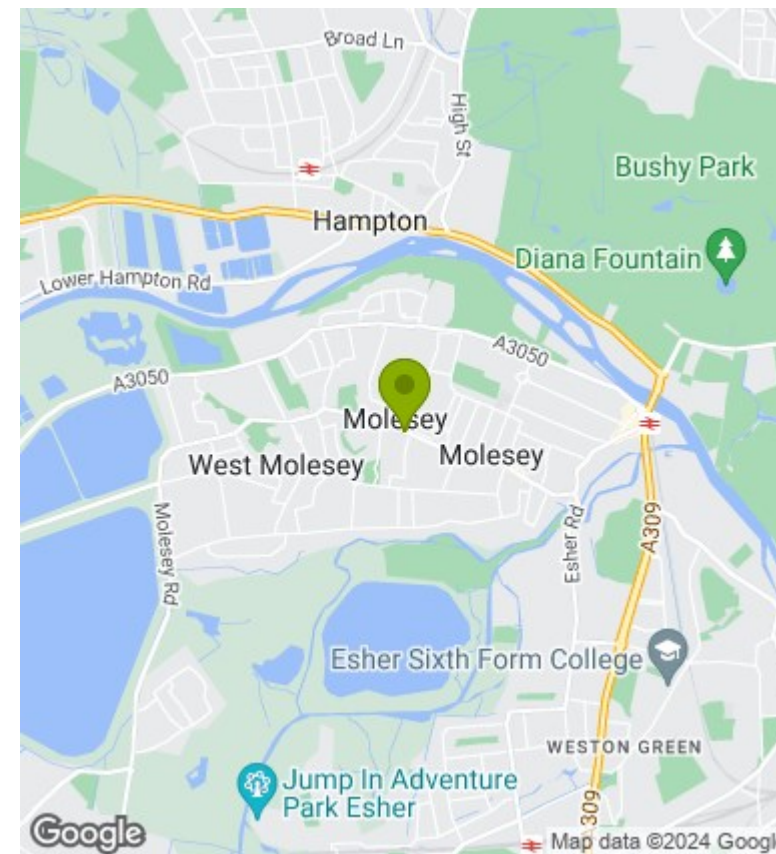
TOTAL APPROX FLOOR AREA 1297 SQ.FT. (120.5 SQ.M).

Description

Rawlinson and Webber are delighted to present this exceptional Victorian link-detached property located on the border of East and West Molesey. The expansive ground floor features an inviting entrance hallway with stair access, a spacious and airy lounge with a bay window, high ceilings, elegant dado and picture rails, and period-style windows. Towards the rear, you'll find a generous dining room, seamlessly styled to complement the character of the property. Additionally, a single-storey extension houses a contemporary kitchen.

Upstairs, the property offers three well-proportioned bedrooms and an elegant four-piece bathroom complete with a claw-foot bathtub and separate shower.

Externally, the property includes a split-level annex with its own entrance, featuring a lounge, en-suite shower room, and an upstairs room accessible from the main house. The property also boasts a lawned front garden and a low-maintenance, paved rear garden, all walled in for a secluded and private feel.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	36	
(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:

F