



## 30 Rosemary Avenue, West Molesey, KT8 1QE

Asking Price £695,000 Freehold

- SEMI-DETACHED CHALET BUNGALOW
- 2 BATHROOMS
- OFF-STREET PARKING
- 2 GARDEN CABINS
- 3/4 BEDROOMS
- KITCHEN
- SIDE PEDESTRIAN ACCESS
- 2 RECEPTION ROOMS
- CLOAK ROOM
- WEST-FACING REAR GARDEN

## Rosemary Avenue, KT8



Approx. Gross Internal Floor Area 1317 sq. ft / 122.55 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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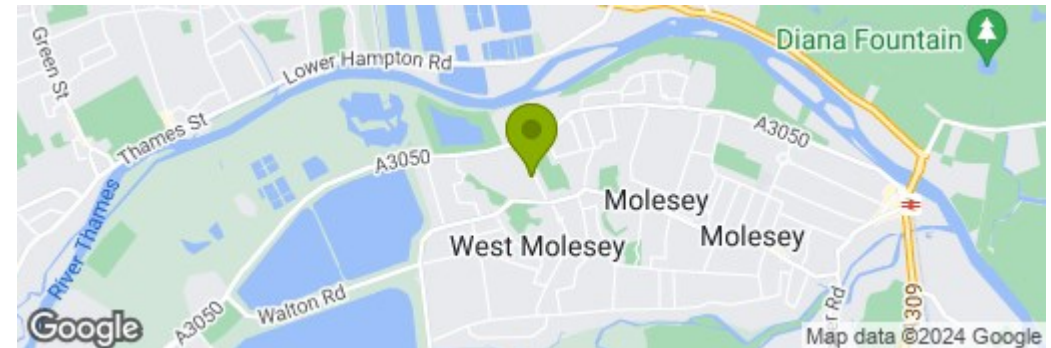
## Description

Rawlinson and Webber welcome to the market this charming 3/4-bedroom semi-detached chalet bungalow located in a very desirable West Molesey road. This delightful home offers spacious living areas, off-street parking, and a beautiful west-facing rear garden complete with 2 garden cabins, providing multi-purpose use or additional storage.

The ground floor features a front-facing reception room adorned with a bay window and a log burner. This versatile space can serve as a fourth bedroom, with a third bedroom conveniently located next to it. The ground floor also includes a hallway, cloakroom, staircase, hallway storage, and a shower room for added convenience. Additionally, there are two more reception rooms, one of which opens into a well-appointed modern kitchen and provides direct access to the west-facing rear garden through stunning bi-fold doors.

Upstairs, there are two double bedrooms with built-in wardrobes and storage, as well as a spacious L-shaped bathroom.

Externally, the property offers off-street parking on its private driveway, side pedestrian access, and a sunny west-facing rear garden with a split-level decking area and two versatile garden cabins, perfect for use as a home office or additional storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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:

D