



Redland Gardens, West Molesey, Surrey, KT8 2EP

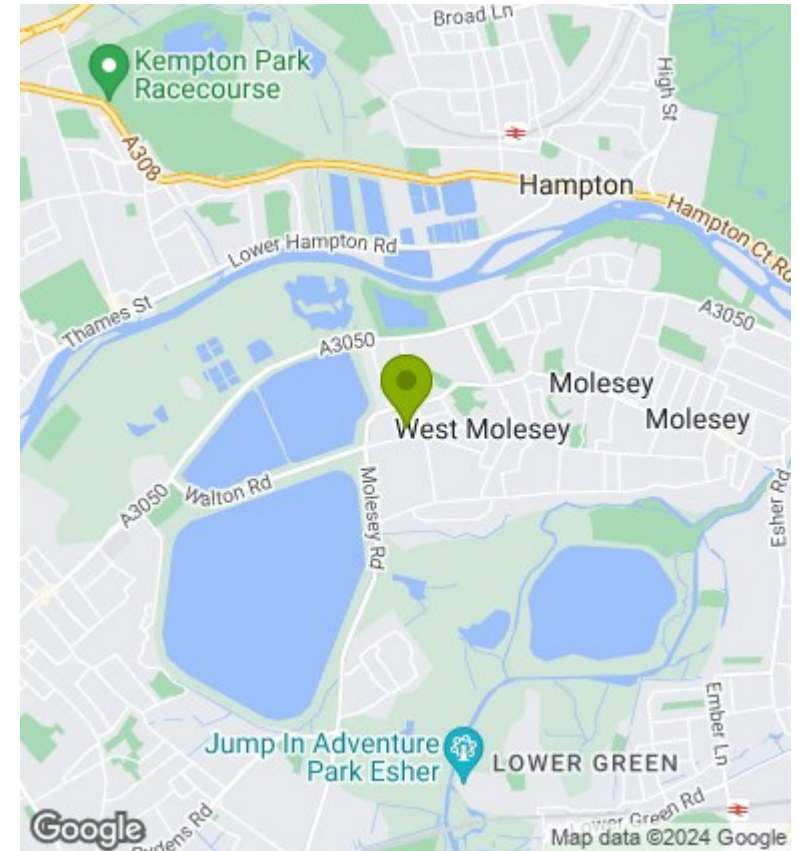
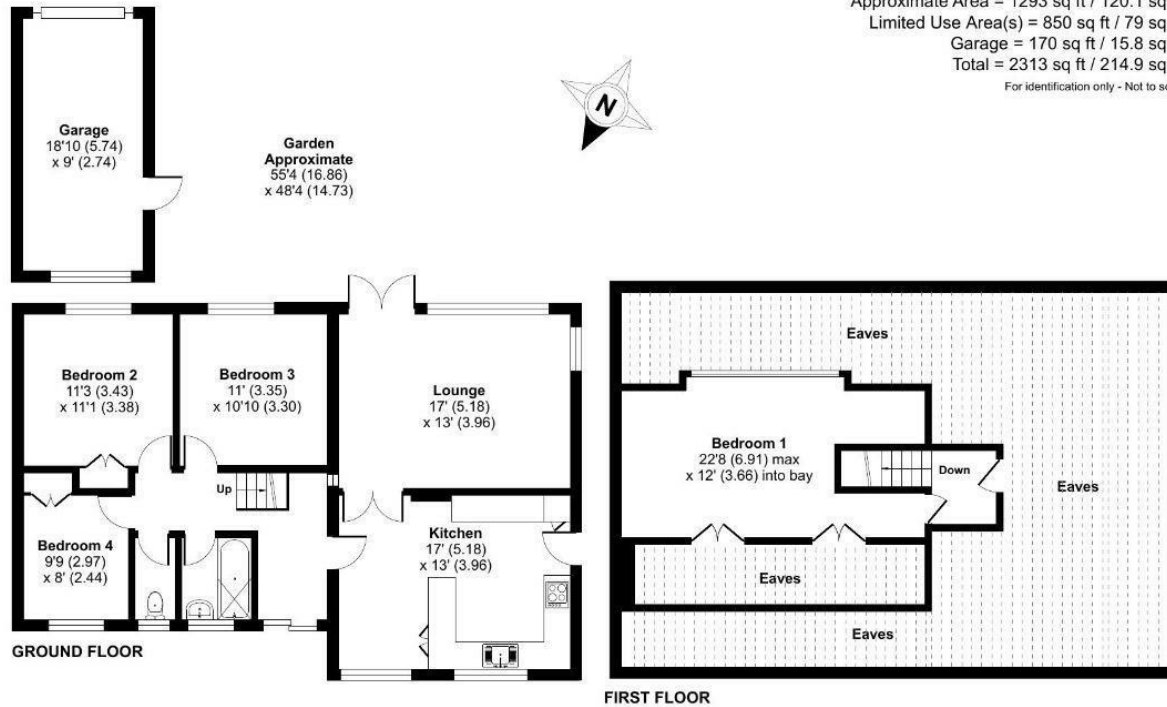
Asking Price £625,000 Freehold

- SEMI-DETACHED BUNGALOW
- KITCHEN
- SOUTH-FACING REAR GARDEN
- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SEPARATE W/C
- VEHICULAR REAR ACCESS
- 2 RECEPTION ROOMS
- OFF-STREET PARKING
- DETACHED GARAGE

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Approximate Area = 1293 sq ft / 120.1 sq m
 Limited Use Area(s) = 850 sq ft / 79 sq m
 Garage = 170 sq ft / 15.8 sq m
 Total = 2313 sq ft / 214.9 sq m

For identification only - Not to scale



Description

Rawlinson and Webber are pleased to offer for sale this fantastic four bedroom, semi-detached bungalow; situated in Redland Gardens – a private cul-de-sac in West Molesey.

This home offers a versatile space and a large external plot with ample potential to enlarge and modernise (STPP). Featuring an entrance hallway, a front-facing kitchen/breakfast room, leading to an expansive 17' lounge with French Doors opening to the southerly-facing rear garden. Completing the ground floor are three bedrooms, two of which include built-in storage, and a family bathroom with a separate W/C. Upstairs, benefits from a landing with a loft conversion and access to additional loft space and an impressive double bedroom with storage in the eaves, now requiring some work.

Externally the property comprises off-street parking on its own drive-way, and a large rear garden with the benefit of a detached garage with rear vehicular access via double gates. Other benefits include; NO ONWARD CHAIN, double-glazing and gas central heating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(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:

E