



New Road, West Molesey, Surrey, KT8 1PX

Asking Price £720,000 Freehold

- SEMI-DETACHED HOUSE
- LOUNGE
- OFF-STREET PARKING & ATTACHED GARAGE
- POTENTIAL TO EXTEND (STTP)
- 3 BEDROOMS
- KITCHEN/DINING ROOM
- WEST-FACING REAR GARDEN
- 1 BATHROOM
- UTILITY ROOM & CLOAK ROOM
- NO ONWARD CHAIN

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Rawlinson and Webber are pleased to offer for sale with no onward chain, this fantastic 3-bedroom semi-detached home situated on the highly sought-after 'New Road' of West Molesey. This charming property presents beautifully from the front with a large drive-way suitable for multiple cars. Beautiful bay windows, a welcoming open porch with stained glass side windows encompassing the front door of the property. Upon entering, you step in to a hallway with direct access to the stairs and offers convenient under stair storage. The expansive ground floor comprises a large through lounge, dining room and kitchen. The kitchen wraps around the property, providing ample room and cupboard space. Along with sliding doors to the sunny rear garden, the kitchen also benefits from a utility room and cloak room with further doors to the garden.

Upstairs, occupies 3 good-size bedrooms and a family bathroom. The property also features a loft space with the potential to extend to create an additional bedroom (subject to planning permissions). Externally, the property offers off-street parking, an attached garage (with further potential to extend (STPP)) and side pedestrian access. The west-facing rear garden is host to a variety of small trees and a rocky with shrubs and seasonal flowers.

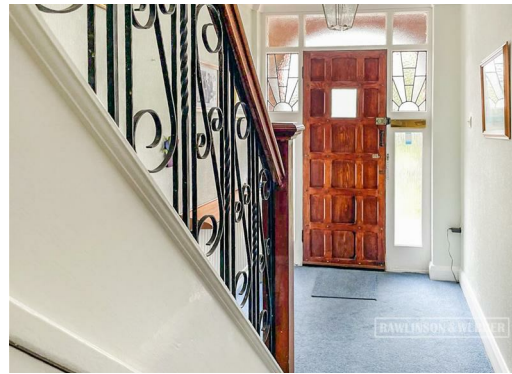
This property is ideal for those looking for a spacious family home with ample opportunity to enlarge and update to their specification.



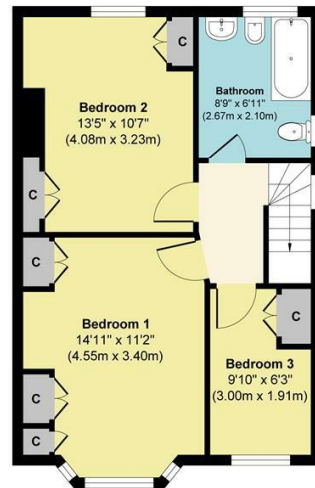
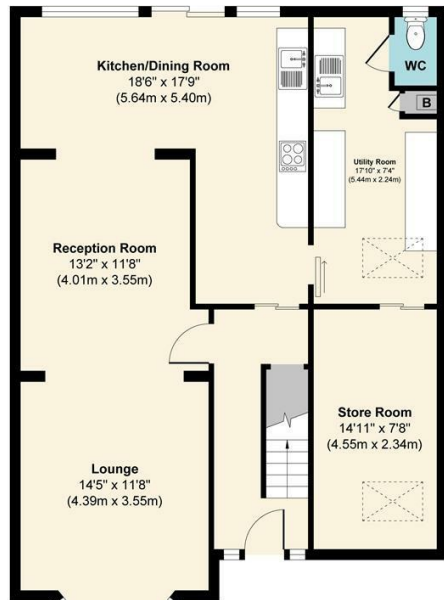
Council Tax Band: E







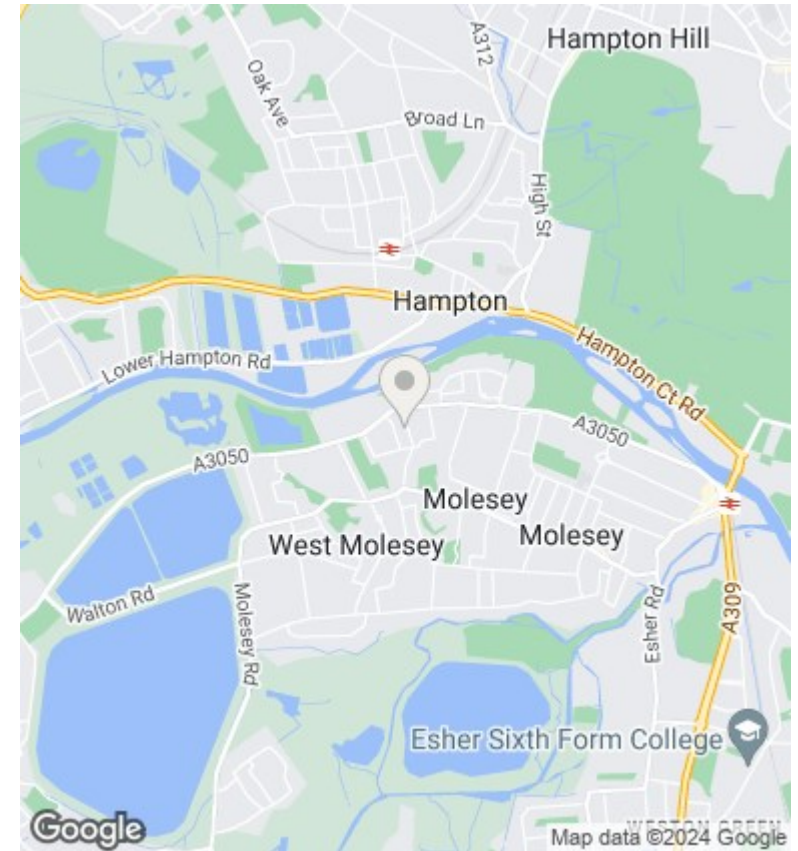
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Approx. Gross Internal Floor Area 1393 sq. ft / 129.42 sq. m.

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	