



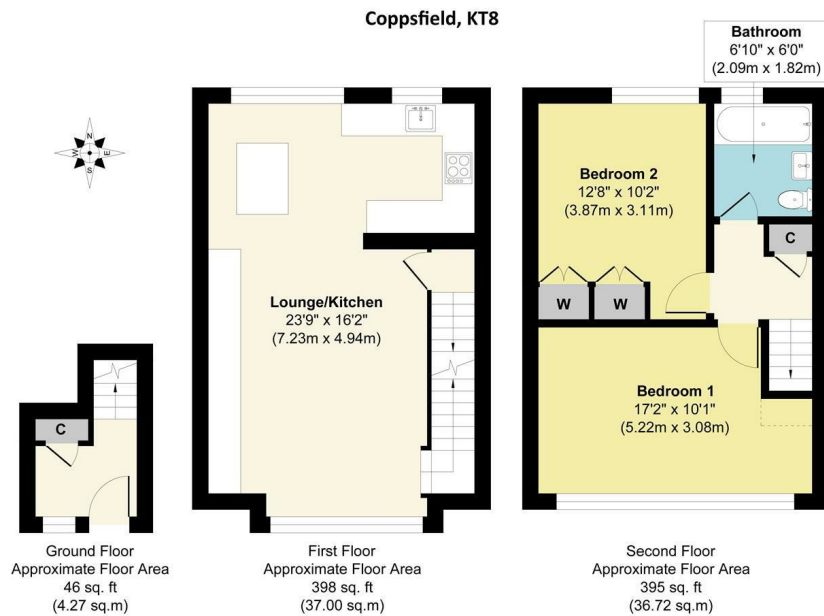
3 Coppfields, West Molesey, KT8 1SN

Asking Price £399,950 Leasehold

- SPLIT-LEVEL MAISONETTE
- MODERN KITCHEN/BREAKFAST ROOM
- UNALLOCATED PARKING
- 2 DOUBLE BEDROOMS
- STYLISH BATHROOM ROOM
- SPACIOUS LOUNGE
- GARAGE IN NEARBY BLOCK

77-79 Walton Road, East Molesey, Surrey, KT8 0DP
020 8941 1234

**RAWLINSON
&WEBBER.**



Approx. Gross Internal Floor Area 839 sq. ft / 77.99 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system 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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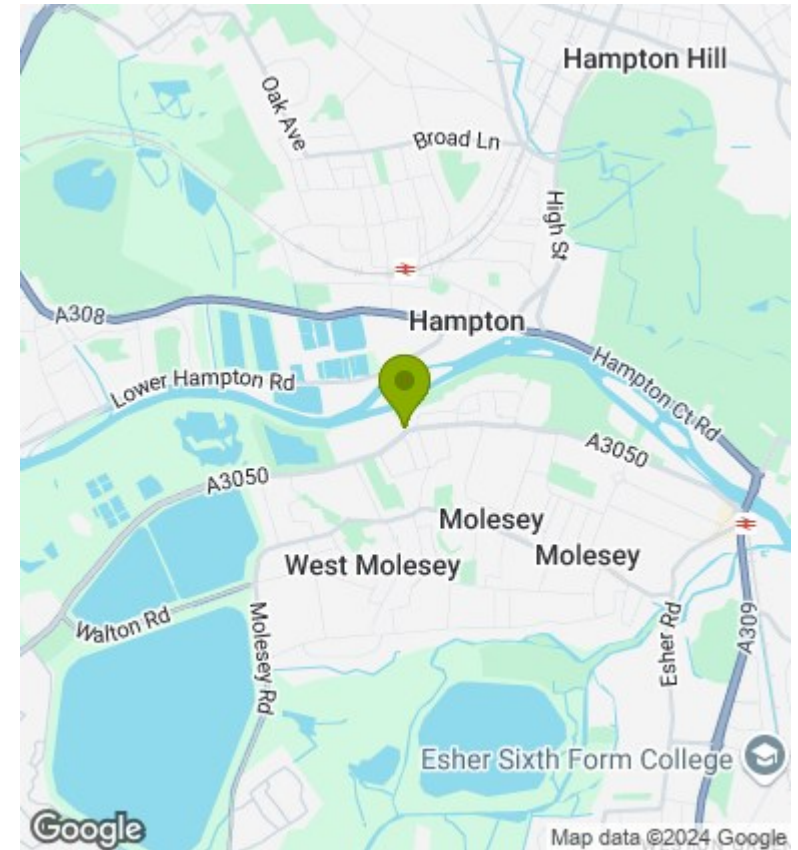
Description

Rawlinson and Webber are pleased to offer for sale this fantastic, two double bedroom, split-level maisonette presented in excellent condition which has undergone a significant refurbishment and now presents the perfect 'turn key' opportunity.

The spacious lounge showcases a beautiful bespoke media wall with open and hidden storage and a charming bay window seat overlooking the surrounding area. A modern fitted kitchen/breakfast room features a large central island; ideal for dining and entertaining guests. Styled with Herringbone flooring throughout the first floor and recently fitted carpet laid on the stairs and throughout the second floor.

The second floor, comprises two double bedrooms with the principle bedroom benefiting from built-in wardrobes. A modern bathroom with large floor to ceiling tiles completes the internal layout of the property.

The property further benefits from a garage close-by and ample, unallocated parking offered on a first come, first serve basis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	77
(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

C

EPC Rating:

C