



16 Buckingham Avenue, West Molesey, Surrey, KT8 1TG

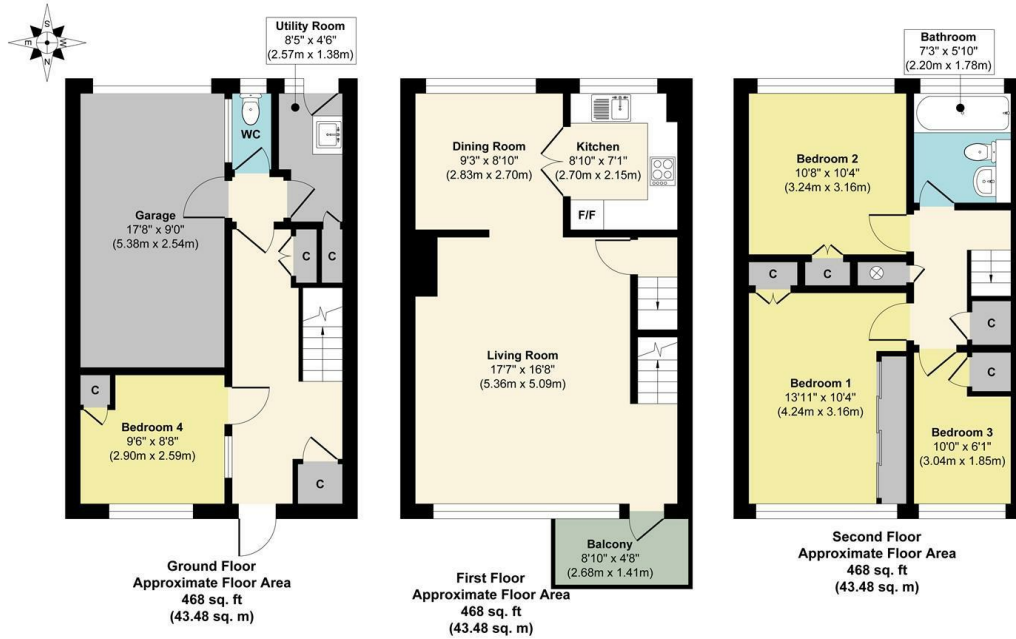
Asking Price £599,950 Freehold

- 3-STOREY TOWNHOUSE
- KITCHEN
- UTILITY ROOM
- COURTYARD GARDEN & BALCONY

- 4 BEDROOMS
- FAMILY BATHROOM
- INTEGRAL GARAGE

- 2 RECEPTION ROOMS
- G/F CLOAK ROOM
- OFF-STREET PARKING

Buckingham Avenue, KT8



Approx. Gross Internal Floor Area 1404 sq. ft / 130.44 sq. m.

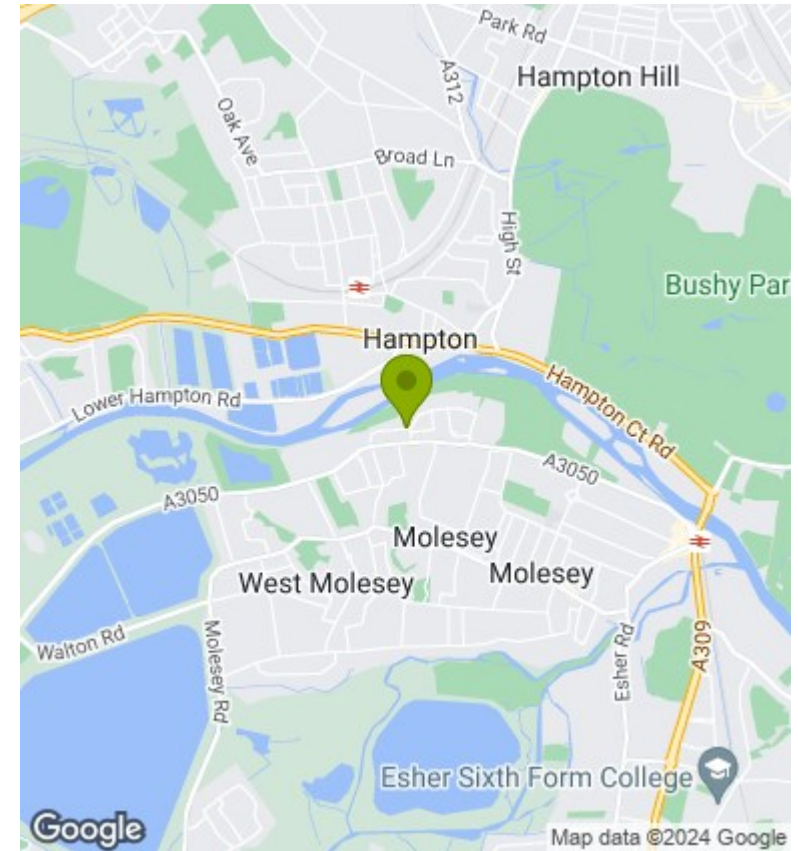
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
Produced by designimperial.com

Description

Rawlinson and Webber are pleased to offer for sale this rarely available three-storey townhouse style home located on the popular Buckingham Avenue, Hurst Park, West Molesey. Ideal for growing families or someone looking for extra space, this property offers ample living accommodation and the potential to re-design, and renovate to your own requirements.

This house design is quite unique and offers a stylish balcony off the first floor living space. As you enter, you are greeted by a spacious hallway with ample storage; leading to a versatile 4th bedroom, perfect as a guest room, office, or an additional reception room. Adjacent is a convenient cloakroom and utility room. The ground floor also boasts direct access to an integral garage, providing secure parking or additional storage.

The first floor features a generous-sized lounge with access to the front-facing balcony. Additionally, the space also comprises a light and airy dining room with double doors opening into the kitchen. On the top floor, you'll find three well-proportioned double bedrooms, all of which benefit from built-in storage. A family bathroom serves this floor, completing the accommodation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	77
(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