



Wilton Gardens, West Molesey, Surrey KT8 1QP

Asking Price £525,000 Freehold

- MID-TERRACE PROPERTY
- EXTENDED RECEPTION ROOM
- UNDER-FLOOR HEATING ON GROUND FLOOR
- NO ONWARD CHAIN & VACANT POSSESSION

- 3 DOUBLE BEDROOMS
- KITCHEN
- SOUTH-FACING REAR GARDEN

- 1 BATHROOM
- G/F CLOAKROOM
- OFF-STREET PARKING

Wilton Gardens, KT8



Approx. Gross Internal Floor Area 1039 sq. ft / 96.61 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and floor 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, details and contents listings before making decisions reliant upon them.

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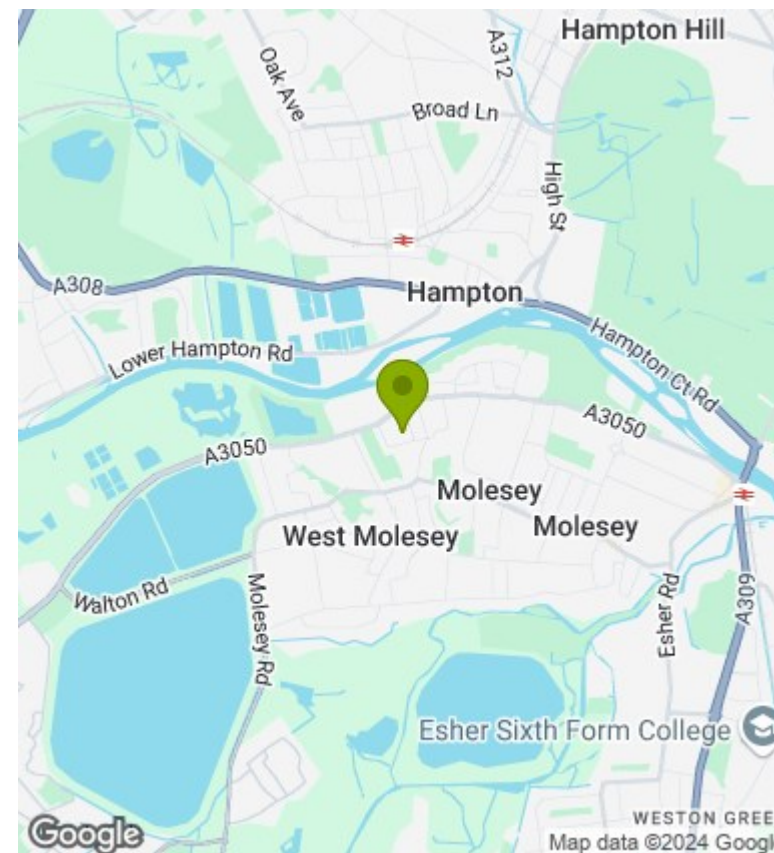
Description

Rawlinson and Webber are pleased to offer for sale this impressive three-bedroom, three-storey mid-terrace home, available with no onward chain and vacant possession. Situated in a quiet cul-de-sac in West Molesey and built in 2012, this property features a contemporary design and practical layout.

The ground floor includes an entrance hallway, a cloakroom, and an extended, bright lounge with skylights and large bi-fold doors that open onto the south-facing rear garden. The modern kitchen is equipped with white eye-level and base units, as well as a built-in oven and extractor fan. Additionally, the ground floor benefits from underfloor heating, while radiators heat the upper floors.

The first floor offers two spacious double bedrooms and a stylish family bathroom, while the top floor comprising a third double bedroom. Externally, the property provides off-street parking for two cars, an open front porch, and a generously sized rear garden with a sought-after southerly aspect, featuring a patio area, lawn, garden shed, and separate bicycle storage.

A monthly service charge of £21.11 covers the maintenance of the lawns and flower beds for the three properties.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating:

D