



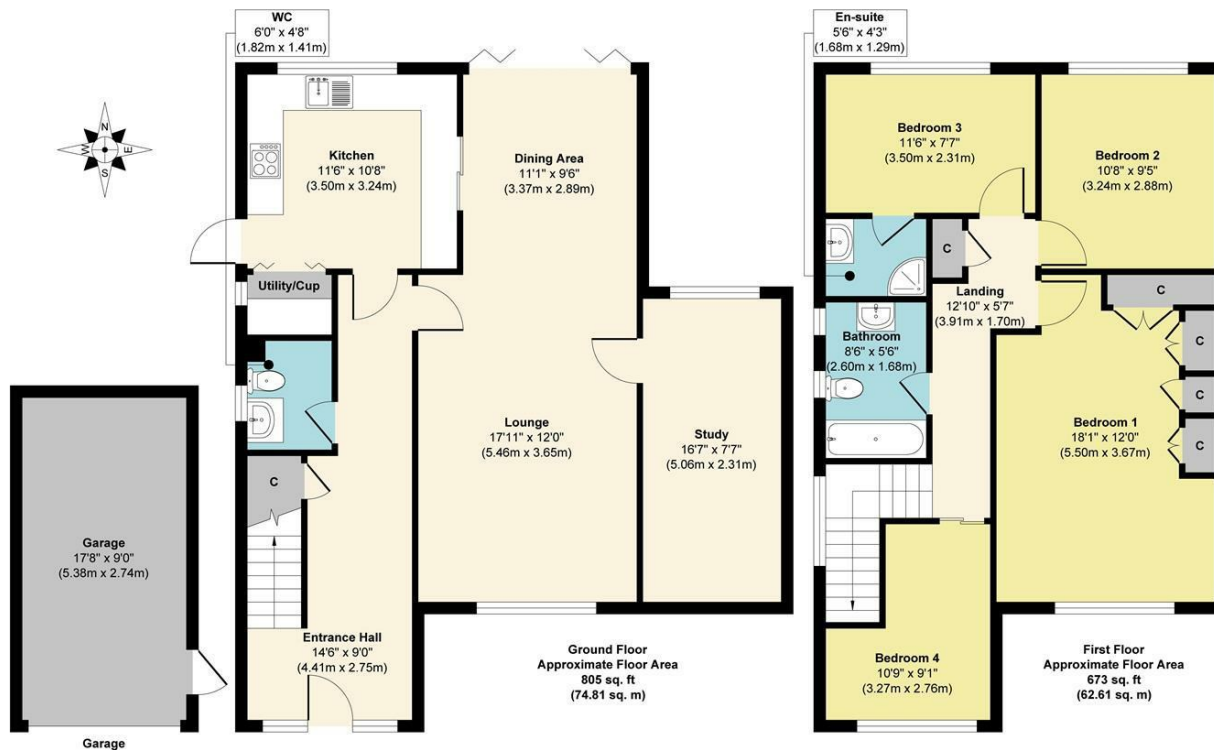
## Mole Abbey Gardens, West Molesey, Surrey, KT8 1QD

Asking Price £765,000 Freehold

- DETACHED HOUSE
- KITCHEN
- EN-SUITE & FAMILY BATHROOM
- WEST MOLESEY

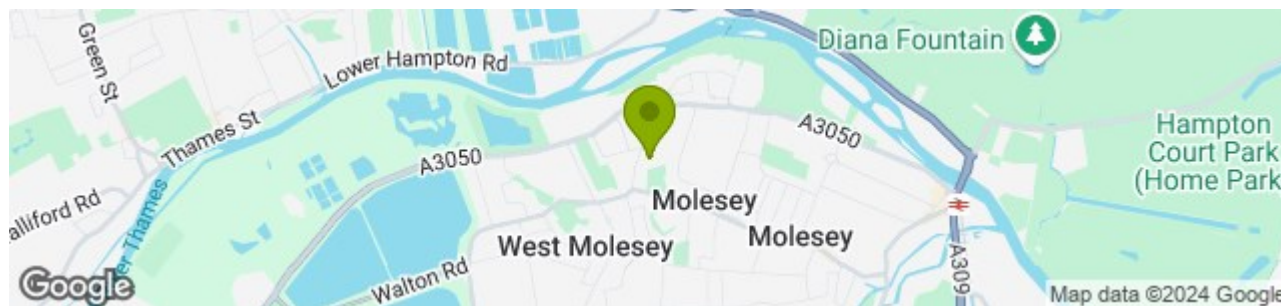
- 4 DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- FRONT & REAR GARDEN

- GROUND FLOOR CLOAKROOM
- GARAGE CONVERSION TO STUDY
- DRIVE-WAY & SEPARATE GARAGE



**Approx. Gross Internal Floor Area 1478 sq. ft / 137.42 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



## Description

Rawlinson and Webber are pleased to offer for sale with no onward chain, this spacious 4 double-bedroom detached home, located in the sought-after cul-de-sac of Mole Abbey Gardens, West Molesey. The property offers spacious accommodation across two floors, with an internal layout of approximately 1,478 square feet, plus a garden and separate garage.

Welcoming you to the property is a large entrance hallway with under stair storage and a modern cloakroom. A large through lounge/dining room runs the full length of the property, providing ample light from the front windows and back bi-folding doors giving access to the rear garden. A well-positioned kitchen, benefits from a deep utility cupboard and a unique large serving hatch; ideal for dining with family or entertaining guests. A versatile study area is accessible via the lounge, perfect as a home office or a fifth bedroom.

Upstairs, occupies four spacious double bedrooms, one of which benefits from a modern en-suite shower room with a contemporary family bathroom completing the internal accommodation. The property further benefits from double glazing, gas central heating, and newly fitted carpets (not yet shown in the property photos).

Externally, the property benefits from a large front garden with off-street parking on its own driveway, side pedestrian access leads to a lean-to providing further storage space or garden furniture cover and a good size rear garden with a newly installed decking area and side plot. Finally, a rear garage is accessible via the rear garden or side vehicular access. Your early viewings are highly recommended.

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

## Council Tax Band

F

**EPC Rating:**

C