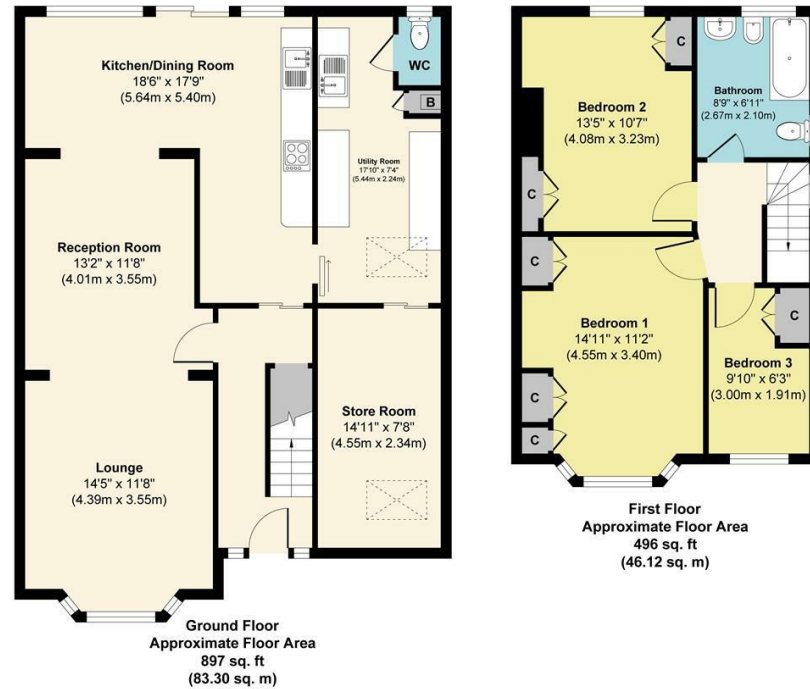




**RAWLINSON
&WEBBER.**

New Road, West Molesey
Asking Price £700,000 Freehold

New Road, KT8



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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Property Description

A fantastic 3-bedroom semi-detached home for sale, offered with no onward chain. Situated on the highly desirable 'New Road' in West Molesey, this charming property boasts excellent curb appeal, featuring a spacious driveway accommodating multiple vehicles.

Upon entering, you're welcomed into a hallway with direct access to the staircase and convenient under-stair storage. The generous ground floor includes a large through lounge, dining room, and a well-designed kitchen that wraps around the property, offering ample counter and storage space. The kitchen opens to the sunny west-facing rear garden through sliding doors and includes a utility room and cloakroom, with further garden access.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom. The loft space provides potential for extension, subject to planning permission.

Externally, the home offers off-street parking, an attached garage (with further extension potential, STPP), and side pedestrian access leading to a good-sized west-facing rear garden.

This property is ideal for those seeking a spacious family home with plenty of opportunity to expand and modernise to their own taste.

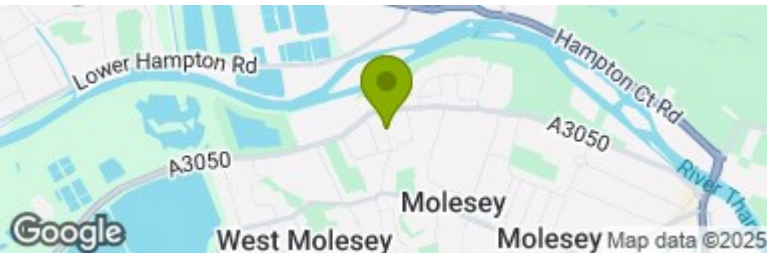
Features

• NO ONWARD CHAIN • SEMI-DETACHED HOUSE • 3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOM • KITCHEN • UTILITY & CLOAK ROOM • LARGE LOFT SPACE • GARAGE & OFF-STREET PARKING • WEST-FACING REAR GARDEN

Council Tax Band

EPC Rating:

E



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