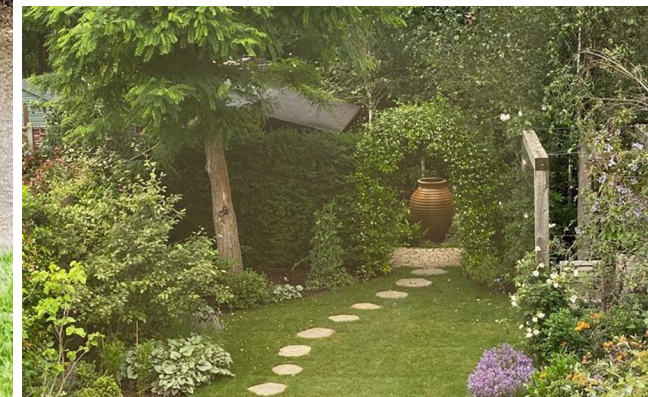


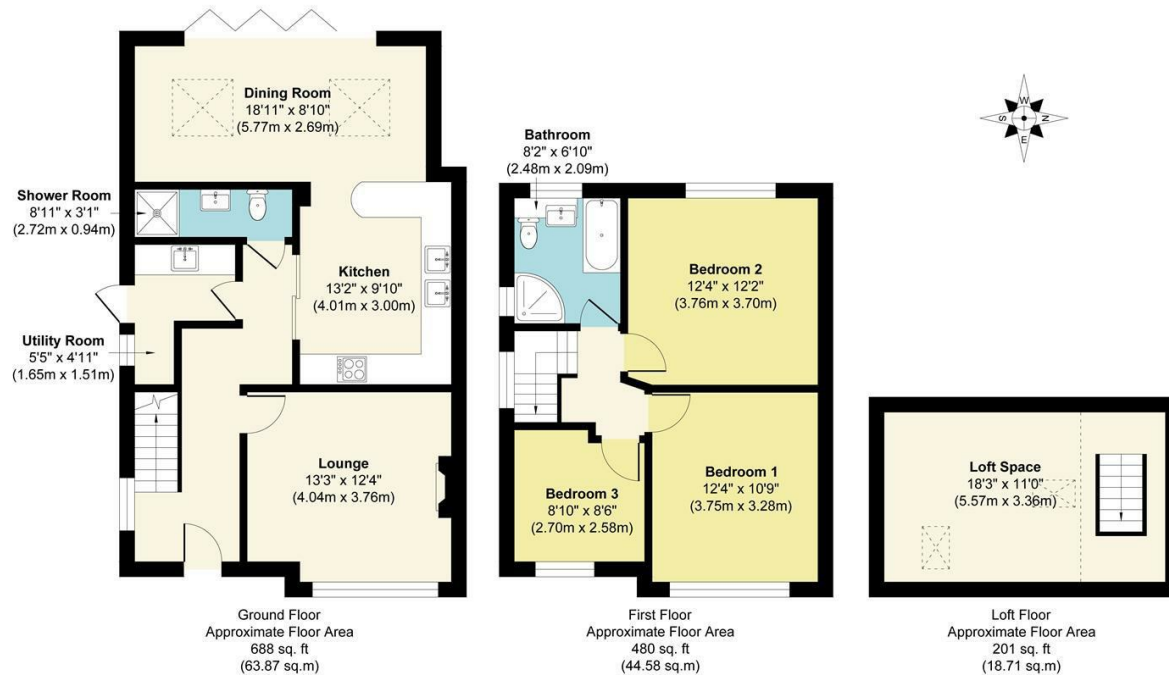


**RAWLINSON
&WEBBER.**

Merton Way, West Molesey
Asking Price £749,950 Freehold

RAWLINSON & WEBBER

Merton Way, KT8



Approx. Gross Internal Floor Area 1369 sq. ft / 127.17 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.

Produced by designimperial.com

Property Description

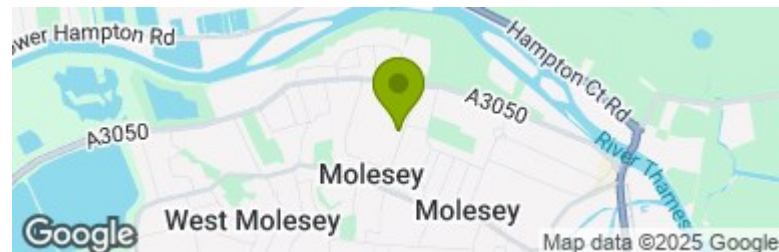
Rawlinson and Webber are delighted to offer for sale with no onward chain, this extended three bedroom, two bathroom semi-detached property. Renovated to a high standard, this home boasts a spacious open plan kitchen/family/dining room with large Bi-folding doors open onto the rear west-facing garden, bathing the room in natural light and providing scenic garden views. The kitchen offers ample storage space, built-in appliances, a butler sink and an island peninsular breakfast bar. There is also a ground-floor shower room and separate utility room with side door access; leading to the rear garden. A second reception room situated at the front of the property and features a large window.

Upstairs comprises two double bedrooms, a generous size third bedroom and a contemporary family bathroom with shower unit & bath. This property also benefits from a semi converted, large loft space with the potential to extend (STPP).

Externally, the property benefits from side pedestrian access and a beautifully designed and landscaped, west-facing rear garden with patio area. Your earliest viewing is highly recommended.

Features

- SEMI DETACHED
- 3 BEDROOMS
- 2 BATHROOMS
- KITCHEN/DINING ROOM
- LOUNGE
- UTILITY ROOM
- BEAUTIFUL LANDSCAPE GARDENS
- NO ONWARD CHAIN
- EARLY VIEWING HIGHLY RECOMMENDED



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

EPC Rating: **D**