

**RAWLINSON
&WEBBER.**

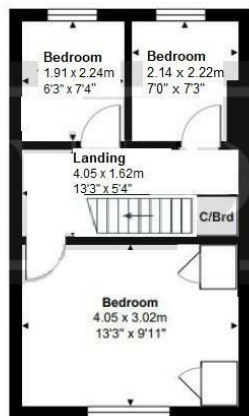
High Street, West Molesey
Offers In Excess Of £535,000 Freehold

RAWLINSON & WEBBER

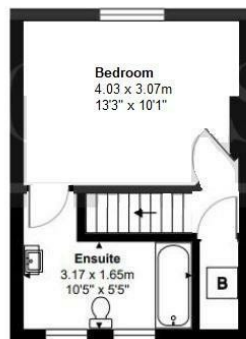
RAWLINSON & WEBBER



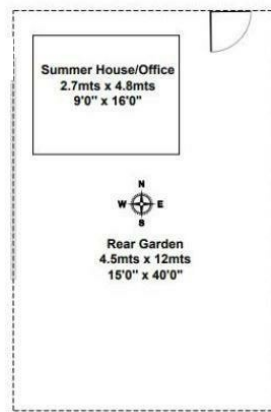
Ground Floor



First Floor



Second Floor



Garden

Property Description

Rawlinson and Webber are delighted to present for sale this beautifully refurbished four-bedroom home, featuring a recently completed (December 2022) loft conversion. The property is ideally situated near Molesey Heath, providing access to picturesque walks along the River Mole.

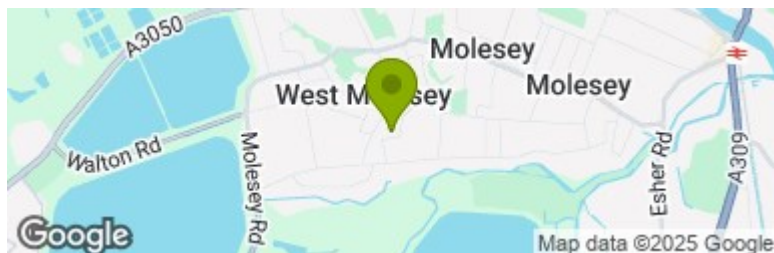
The ground floor boasts a generously sized living room with a charming feature fireplace and a bay window that fills the space with natural light. A second spacious reception room, also featuring a fireplace, opens seamlessly into a modern kitchen with a breakfast bar. The kitchen is equipped with an array of eye & base level units, ample cupboard space, and room for appliances, offering lovely views of the rear garden. A stylish ground-floor bathroom showcases a white suite and decorative mosaic floor tiles. Upstairs, the first floor accommodates three well-proportioned bedrooms, with stairs leading to the impressive loft conversion that includes a spacious principal bedroom with a luxurious en-suite bathroom and stunning views.

The rear garden features Indian sandstone tiles, vibrant border plants, and a lawn area. A versatile 16ft summerhouse, complete with lighting, power, and wooden flooring, serves as an additional sitting room, office, or music room. A shingle stone pathway leads to a rear access gate. At the front of the property is a charming, well-kept garden with mature shrubs, a lawn, and a pathway leading to the entrance.

Additional benefits include UPVC double glazing, gas central heating, and an EPC.

Features

- TERRACE PROPERTY
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- KITCHEN
- FRONT & REAR GARDEN
- RECENTLY COMPLETED (DECEMBER 2023) LOFT CONVERSION
- DETACHED MUSIC ROOM/HOME OFFICE
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- VIEWS OF MOLESEY HEATH



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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		

EPC Rating: c

Council Tax Band c