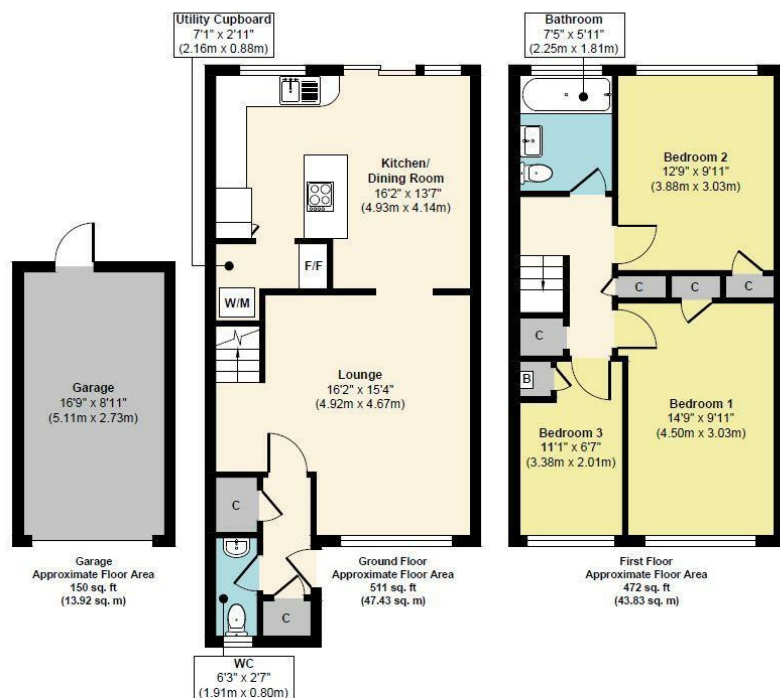




**RAWLINSON
&WEBBER.**

Buckingham Gardens, West Molesey
Asking Price £519,950 Freehold

Buckingham Gardens, KT8



Approx. Gross Internal Floor Area 983 sq. ft / 91.26 sq. m
Garage 150 sq. ft / 13.92 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.
Produced by designimperial.com

Property Description

Rawlinson and Webber are pleased to offer for this sale a fantastic 3-bedroom, terrace home in Hurst Park, West Molesey. Situated within walking distance from local amenities, scenic Hurst Park, the River Thames, and close to Hampton Court Palace & its train station - this property offers a captivating Surrey lifestyle with excellent links into London.

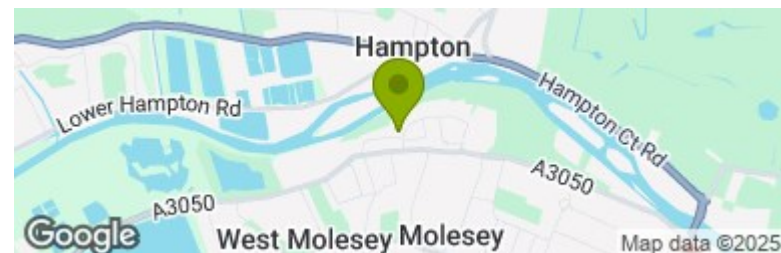
Internally, the property features a hallway, cloakroom, good size lounge, and an open plan contemporary kitchen/dining room with an island peninsular and rear doors opening into the charming garden. Upstairs, the property benefits from 3 good size bedrooms complete with built-in storage and a family bathroom.

Externally, the property boasts a very well stocked good-size front garden, a well-maintained rear garden with decking and lawn, a garage, off-street parking for a small car, and secure rear pedestrian access. Only moments away from Hurst Park and the River Thames, there are miles of beautiful river walks to explore and an adventure playground ideal for families. We highly anticipate your early viewings!

Features

- TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE
- OPEN PLAN KITCHEN/DINING ROOM
- CLOAKROOM
- FAMILY BATHROOM
- FRONT & REAR GARDEN
- GARAGE
- OFF-STREET PARKING
- CLOSE PROXIMITY TO HURST PARK AND THE RIVER THAMES

Council Tax Band D EPC Rating: C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B	78	
(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		