

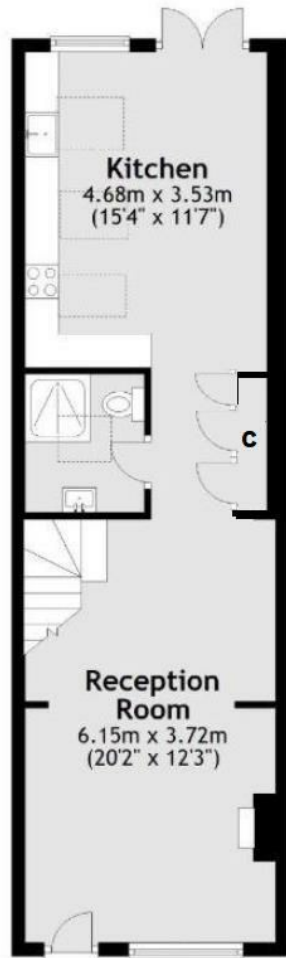


**RAWLINSON
&WEBBER.**

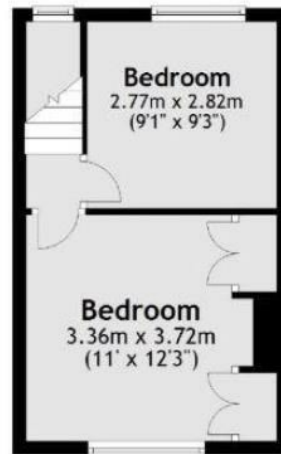
Spring Gardens, West Molesey
Asking Price £549,950 Freehold



Ground Floor



First Floor



Total area: approx. 71.9 sq. metres (774.4 sq. feet)

Property Description

Rawlinson and Webber are pleased to welcome to the market this stunning two-bedroom Victorian cottage, offering stylish designs and high-quality finishes. The living room has been thoughtfully designed with custom alcove shelves and cupboards, perfect for both display and storage. The hallway is equally practical with a newly installed built-in cupboard, ideal for coats and cleaning supplies, and additional space to store larger items. An extended kitchen/dining room is situated at the rear, showcasing high vaulted ceilings with Velux windows, allowing natural light to flood the room. A modern ground-floor shower room and w/c complete the ground floor.

Upstairs, the property benefits from two generously sized bedrooms, each beautifully styled. The principal bedroom features two built-in wardrobes, handcrafted by a talented local woodworker, offering ample storage with an added touch of craftsmanship.

Externally, the property benefits from a small front garden and a sunny west-facing rear garden with a small patio area, mature lawn and a shed at the rear. This charming cottage combines character and contemporary features, making it the perfect home for those seeking comfort and style.

The property is situated in a quiet cul-de-sac on the East/West Molesey border, offering a peaceful residential setting. Nearby amenities include local shops, schools, and recreational grounds, with excellent transport links to London and surrounding areas.

Features

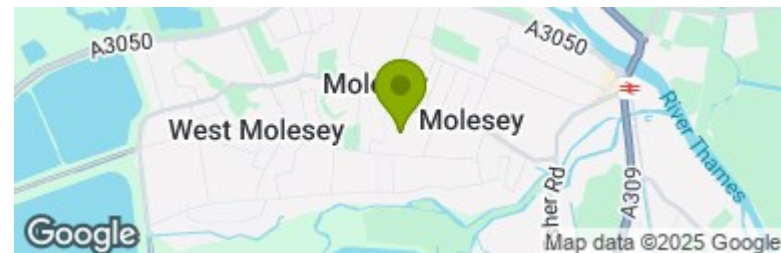
- VICTORIAN COTTAGE
- TWO DOUBLE BEDROOMS
- EXTENDED KITCHEN
- VAULTED CEILING
- PRIVATE GARDEN
- NO ONWARD CHAIN

Council Tax Band

D

EPC Rating:

D



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		