



**RAWLINSON
&WEBBER.**

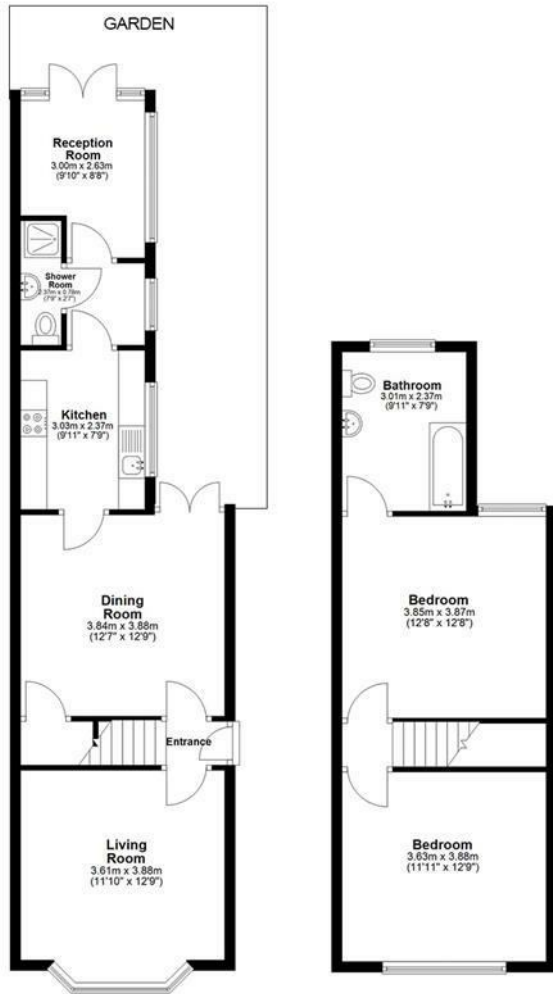
Nightingale Road, West Molesey
Asking Price £749,950 Freehold

TOTAL FLOOR AREA	Sq. meters	92.9
	Sq. feet	999.8



Council Tax Band **D**

EPC Rating: **D**



This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

Property Description

Rawlinson and Webber are thrilled to offer for sale this exceptional two double bedroom semi-detached Victorian villa located in one of Molesey's most favoured roads. The property enjoys two spacious reception rooms, benefiting from original wooden flooring, charming period fireplaces and sash windows. A smart, functional kitchen offers base and eye level units and leads to a rear lobby with access to a ground-floor shower room and w/c as well as the property's light filled conservatory.

Upstairs features two good-size double bedrooms both with period fireplaces. The principle bedroom boasts a large en-suite bathroom showcasing a stand alone Victorian style claw foot bath. At the front of the home is a landscaped garden with a mature bay tree and shrubbery. There is also a mature, very nicely stocked garden to the rear; with two patio areas and a summer house 'completing' this beautiful home.

There is superb future potential to enlarge the ground floor or add more bedrooms either on the first floor or a loft conversion, (subject to required planning permissions).

Your early viewing is recommended.

Features

- VICTORIAN SEMI-DETACHED VILLA
- 2 DOUBLE BEDROOMS
- EN-SUITE BATHROOM & GROUND FLOOR SHOWER ROOM
- 2 RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- SOUTH-FACING REAR GARDEN
- LANDSCAPED FRONT GARDEN

