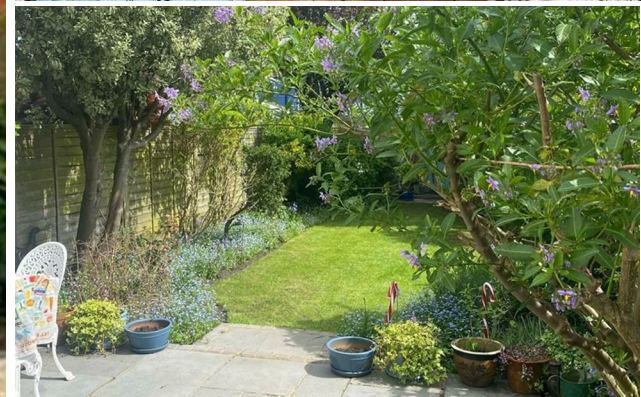




**RAWLINSON  
&WEBBER.**

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



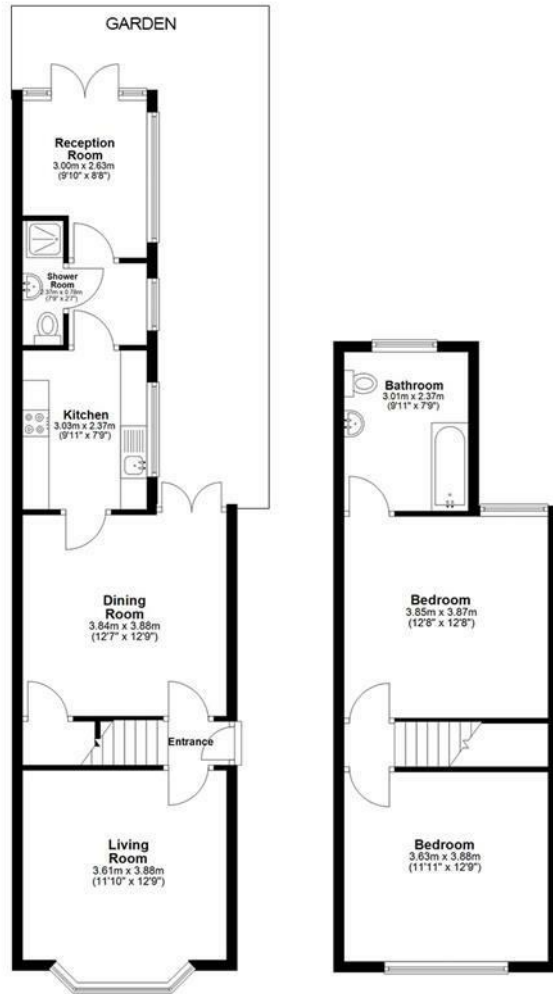


TOTAL FLOOR AREA	Sq. meters	92.9
	Sq. feet	999.8



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

