RAWLINSON &WEBBER.

Merton Way, West Molesey
Asking Price £749,950 Freehold

Property Description

Explore this delightful 3-bedroom, 2-bathroom Detached Chalet Bungalow located on a peaceful residential street in West Molesey, just a short distance from East Molesey village, Hurst Park, and the River Thames.

Enjoying double bedrooms both on the ground floor and first floor, this versatile, multi-generational home offers an open-plan layout and modern comforts. Upon entering, you'll find a spacious double-width entrance hallway with stairs to the left and doors leading to various rooms. To the front, there is a generously sized double bedroom furnished with wooden shutters. Continuing through the home, you'll find a third bedroom currently used as a study. Directly opposite is a very modern shower room with underfloor heating (with Jack & Jill doors leading to the large double bedroom and hallway). At the rear of the property, the open-plan lounge and dining room provides views of and access to the beautifully landscaped garden. A partition wall separates the kitchen from the living area, with sleek modern John Lewis cabinetry and built-in appliances. Upstairs, the large principal bedroom is filled with light from Velux windows and benefits from a contemporary en-suite shower room.

Externally, the property boasts a paved front garden with off-street parking for two cars. Side access leads to the impressive rear garden. The rear garden offers wide open aspect and features a mature lawn and Indian Sandstone patio area—perfect for alfresco dining and relaxing. This property is offered with no onward chain.

Features

- CHALET BUNGALOW
- 3 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN
- OFF-STREET PARKING
- LARGE REAR GARDEN
- SIDE PEDESTRIAN ACCESS
- NO ONWARD CHAIN

GROUND FLOOR

GARDEN

Living Room
5.75m x 4.95m
(18'10" x 16'3")

Kitchen
5.75m x 1.80m
(18'10" x 5'11")

Bedroom/Study
3.09m x 2.80m
(10'2" x 9'2")

Shower Room
2.60m x 2.50m
(8'6" x 8'2")

Bedroom
3.64m x 3.65m
(11'11" x 12')

Entrance Hall
3.20m x 2.80m
(10'6" x 9'2")

FIRST FLOOR

Shower Room
3.18m x 1.79m
(10'5" x 5'10")

Bedroom
5.04m x 3.17m
(16'7" x 10'5")

Closet

Roof Storage

Council Tax Band   D   EPC Rating: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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