



**RAWLINSON  
&WEBBER.**

**Summer Avenue, East Molesey**  
**Asking Price £825,000 Freehold**

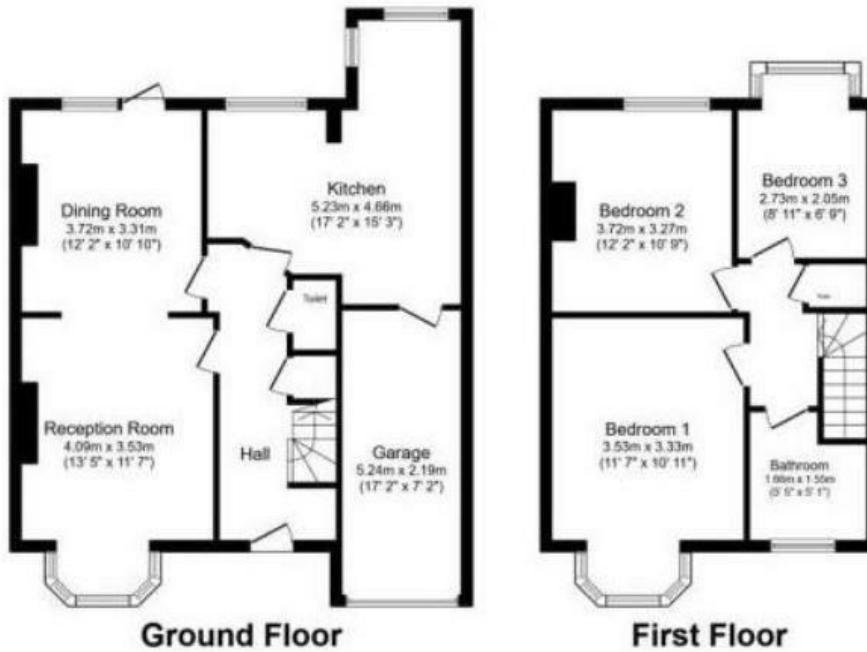
## Property Description

Rawlinson and Webber are delighted to present to the market this attractive three-bedroom semi-detached family home, located at the end of a peaceful cul-de-sac in the heart of East Molesey. The property offers excellent potential to extend to the side (STPP), with several neighbouring properties having completed similar works.

Featuring; an inviting entrance hallway with under stair storage and separate cloakroom. A spacious dual-aspect through lounge/dining room with a deep bay window and door opening onto the rear garden. An extended kitchen/breakfast room offers ample space for cooking and dining with light accessing the room through sky lights and a second side door providing direct access to the rear garden. The kitchen has internal access leading to the attached garage, complete with power and lighting.

Upstairs; a central landing provides access to three bedrooms, a family bathroom, and a separate W/C.

Externally, the property boasts a westerly-facing rear garden, mainly laid to lawn with a patio area. To the front, there is off-street parking for two vehicles on its own driveway. Early viewings are highly recommended to appreciate the potential of this beautiful family home.



EPC Rating: D

Council Tax Band E

