



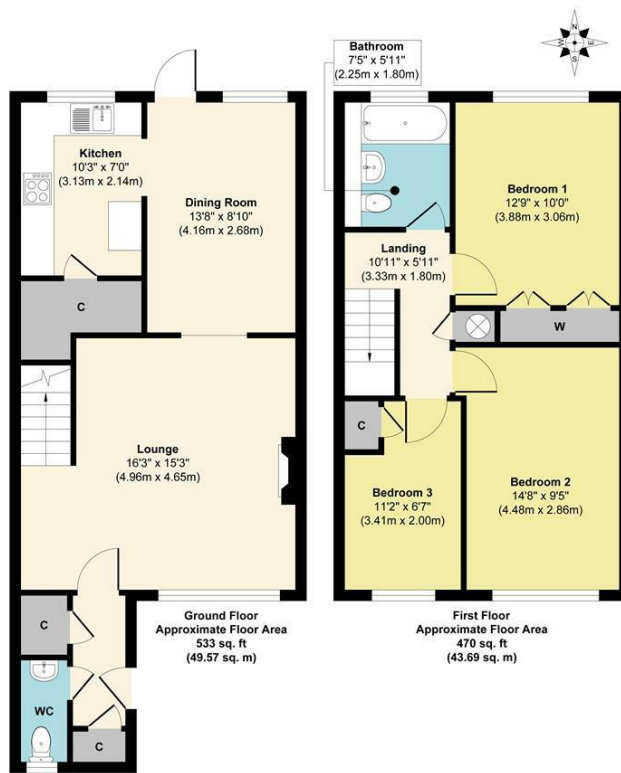
## 54 Buckingham Gardens, West Molesey, KT8 1TJ

Asking Price £625,000 Freehold

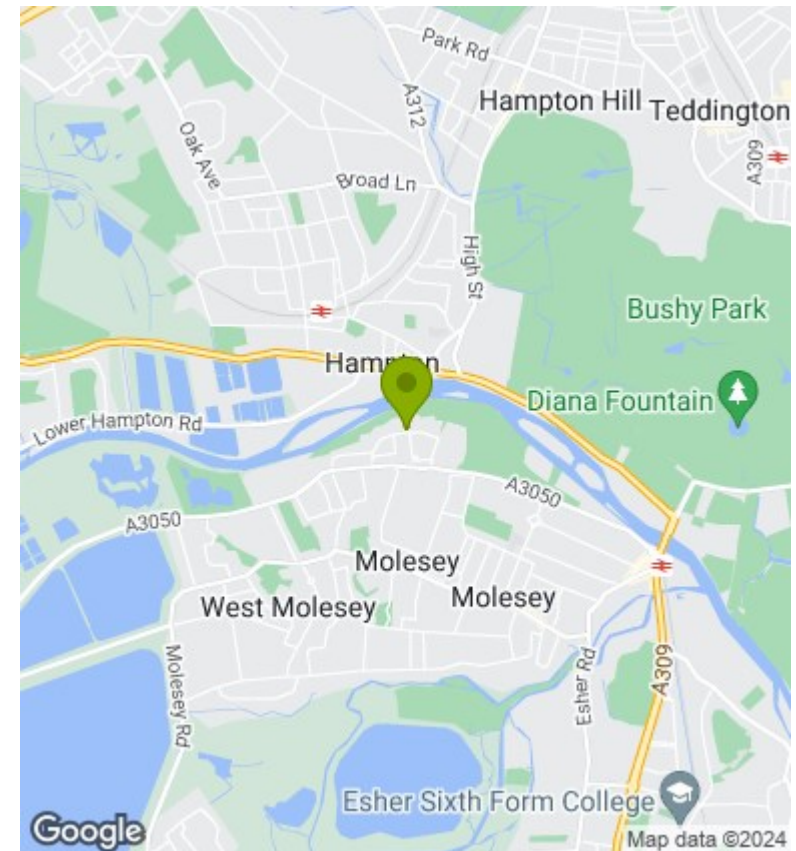
- RIVER BACKING
- DINING ROOM
- FAMILY BATHROOM
- \*NO ONWARD CHAIN\*

- 3 BEDROOM HOUSE
- KITCHEN
- FRONT & REAR GARDEN LEADING TO HURST PARK & RIVER THAMES

- THROUGH LOUNGE
- CLOAKROOM
- GARAGE IN NEARBY BLOCK



Approx. Gross Internal Floor Area 1003 sq. ft / 93.26 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## Description

Welcome to this wonderful 3-bedroom home nestled along the picturesque riverbanks in the highly sought-after Hurst Park area. This property boasts stunning natural surroundings, enriched by direct access to Hurst Park and the River Thames from its rear garden. Additionally, the property is sold with no onward chain.

Inside, you'll find a hallway, a cloakroom, a spacious and bright through-lounge, a dining room, and a well-appointed kitchen. Upstairs, the home comprises two double bedrooms, an additional third bedroom, and a family bathroom.

Externally, the property features a sizable front garden and a rear garden that backs onto Hurst Park and the River Thames, creating a real sense of community and a feel-good energy to the property. Furthermore, the property benefits from a garage in a nearby block.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

D  
EPC Rating:

D