



## Hurst Road, West Molesey, Surrey KT8 1QW

Asking Price £449,950 Leasehold

- GROUND FLOOR MAISONETTE
- KITCHEN
- PRIVATE REAR GARDEN

- 3 BEDROOMS
- SHOWER ROOM
- OFF-STREET PARKING

- LOUNGE
- OWN ENTRANCE
- PRIVATE GARAGE

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



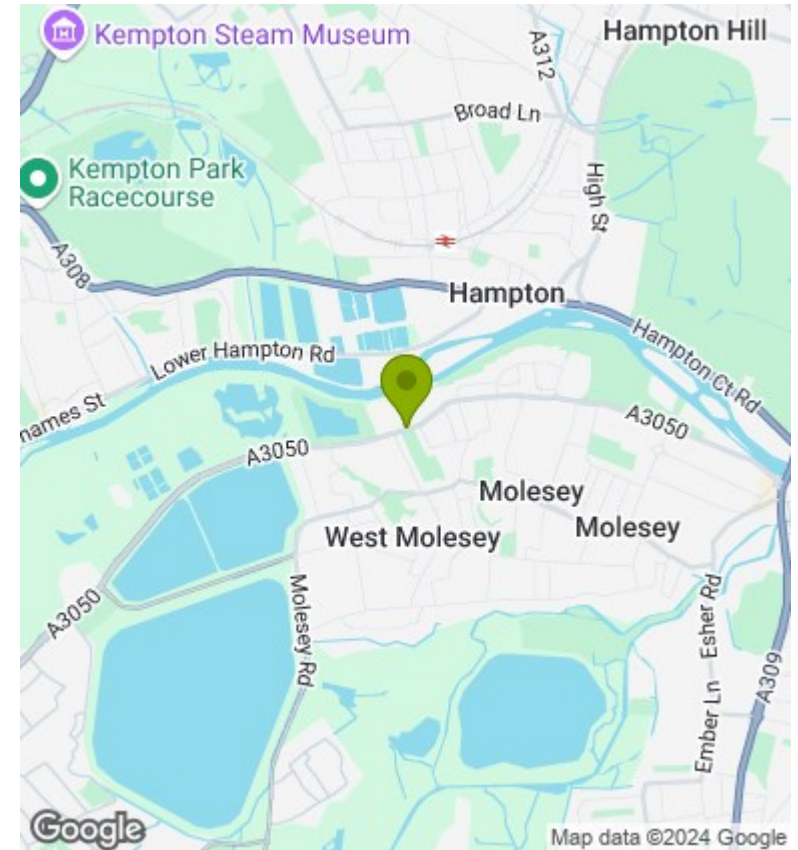
## Description

Rawlinson and Webber are pleased to welcome to the market, this beautifully presented three-bedroom ground floor maisonette benefiting from its own private entrance, private rear garden and garage.

The property occupies the entire ground floor of a stand-alone two storey detached property comprising of only two flats, both enjoying their own private entrances. Deceptively large, the home offers the flexibility to have two or three bedrooms; with the current owner using it as two bedrooms with a large double aspect main living room, as well as a separate dining/sitting room opening to the garden.

The kitchen is a good size and provides plenty of storage, a built-in fan assisted oven plus a gas hob, and space for all necessary appliances. There is a well-appointed fully-tiled shower room fitted with a heated towel rail and a large walk-in shower. Other features include modern floor tiles throughout with carpets to both bedrooms and main living room, good storage with a deep understairs cupboard and fitted wardrobes to the main bedroom and second bedroom.

Externally, the property benefits from a substantial private rear garden with rear pedestrian access leading to the driveway/garage. The garage also offers power and light. Further benefits include double-glazed windows and gas central heating.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Council Tax Band

C

## EPC Rating:

C