



**RAWLINSON  
&WEBBER.**

**Hurst Road, West Molesey**  
**Asking Price £420,000 Freehold**



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



## Property 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 downstairs 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.

## Features

- GROUND FLOOR MAISONETTE
- 3 BEDROOMS
- LOUNGE
- KITCHEN
- SHOWER ROOM
- OWN ENTRANCE
- PRIVATE REAR GARDEN
- OFF-STREET PARKING
- PRIVATE GARAGE

EPC Rating:

C

Council Tax Band

C

