



## Anne Way, West Molesey, Surrey KT8 2PT

Offers Over £550,000 Freehold

- SEMI-DETACHED HOME
- LOUNGE/DINING ROOM
- OFF-STREET PARKING

- 3 BEDROOMS
- KITCHEN
- REAR GARDEN

- 1 BATHROOM WITH SEPARATE W/C
- ATTACHED GARAGE
- POTENTIAL TO EXTEND (STPP)



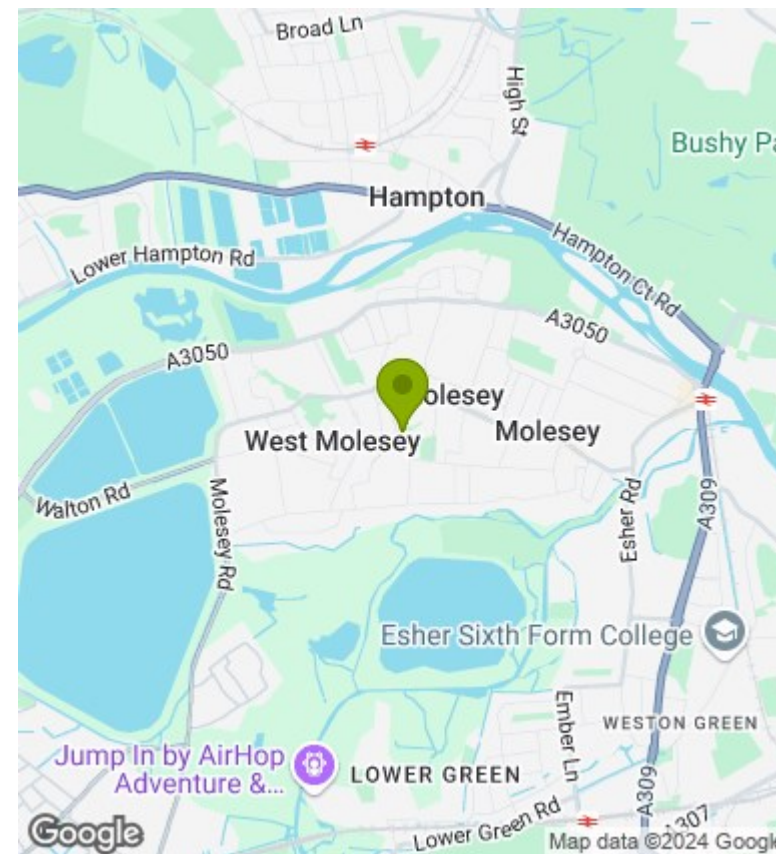
RAWLINSON & WEBBER  
Plan produce for RAWLINSON & WEBBER Estate Agent

Evolve www.evolve-uk.co.uk	This floor plan is for illustrative purposes only. Floor areas (including total floor area) openings are approximate.	
	TOTAL FLOOR AREA	Sq. meters 96.5 Sq. feet 1038.6

## Description

=Discover this exciting opportunity to purchase this beautiful three bedroom, semi-detached home, situated in the quiet residential 'Anne Way' of West Molesey. The property features an entrance hallway, a kitchen and a generous size lounge/dining room with sliding doors leading to the rear garden. Upstairs, you'll find two generously sized double bedrooms, a good size third bedroom, and a bathroom with a separate W/C.

Externally, the property benefits from a large driveway with space for 2/3 cars, an attached garage, side pedestrian access and a sizable paved rear garden. With significant potential for side, rear, and loft extensions, (subject to planning permission), this property presents the perfect opportunity for the right buyer to personalise and expand as needed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band

E

## EPC Rating:

C