



**RAWLINSON
&WEBBER.**

Walton Road, West Molesey
Asking Price £649,950 Freehold

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Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain; this beautifully presented 3 double bedroom detached chalet bungalow, situated on Walton Road, West Molesey.

Entering the property from the side, you step into a good-size entrance hallway with stair access and a ground floor bathroom just off. A large front facing lounge with dining and study areas offers ample living space with fireplace and double doors opening onto the rear garden. Positioned to the rear is a modern kitchen, with built-in appliances and an additional door leading to the garden. Adjacent is a double bedroom offering flexibility as a separate sitting room, playroom or home office.

Upstairs, the first floor comprises two generously sized double bedrooms. Bedroom 1 (18'7" x 12'7") and bedroom 2 (17'6" x 9'7") both offer ample space for storage and relaxation, connected by a central landing area.

Externally, the property benefits from a large hard landscaped frontage which would be suitable for multiple cars, subject to a buyer obtaining planning permission for a dropped curb. Side pedestrian access leading to the good size rear garden. To the rear, is a detached garden studio, offering 2 large rooms and a shower room. The garden studio offers tremendous scope for multiple uses and additional lifestyle options.

The property benefits from a pedestrian gate to a private road where the current owner, has enjoyed off street parking for many years.



Approx. Gross Internal Floor Area 1602 sq. ft / 148.85 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Features

- DETACHED CHALET-STYLE BUNGALOW
- 3 BEDROOMS (INCLUDING 1 ON GROUND-FLOOR)
- 1 GROUND-FLOOR BATHROOM
- SPACIOUS LOUNGE
- KITCHEN
- DETACHED OUTBUILDING WITH 2 RECEPTION ROOMS & SHOWER ROOM
- LARGE LANDSCAPE FRONTAGE
- REAR GARDEN
- APPROX. 1,602 SQ. FT OF INTERNAL SPACE
- NO ONWARD CHAIN

Council Tax Band D

EPC Rating: E

