



**RAWLINSON
&WEBBER.**

Belvedere Gardens, West Molesey
Asking Price £474,950 Freehold



Property Description

Rawlinson and Webber are pleased to offer for sale with no onward chain - this fantastic 3-bedroom semi-detached house with a substantial rear garden.

Featuring an entrance hallway, an open plan contemporary kitchen/dining room with ample kitchen units, storage space and double doors leading onto the rear garden. Adjacent is a good-size reception room spanning the full length of the property, with a second pair of double doors opening onto the garden.

Upstairs, comprises a landing, two double bedrooms and a very good-size single bedroom. All three bedrooms benefit from built-in wardrobes. Completing the internal layout is a modern family bathroom with separate w/c and a loft space.

Externally, the property benefits from a front garden and a large south-westerly facing rear garden.

AGENT NOTE:

This property will be a terraced home once the current owner builds next door. The seller has also made an application to have the Kerb Dropped and allow parking to the front.



GROUND FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 454 SQ.FT.
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Features

- SEMI-DETACHED
- 3 BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- FAMILY BATHROOM WITH SEPARATE W/C
- LOFT SPACE
- FRONT GARDEN
- LARGE SOUTH-WEST FACING REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- NO ONWARD CHAIN

Council Tax Band **D** EPC Rating: **D**

