



**RAWLINSON
&WEBBER.**

Walton Road, West Molesey
Asking Price £749,950 Freehold

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Property Description

This beautiful semi-detached early 20th century, 4 bedroom home has benefited from extensive enlargement and refurbishment works in recent years.

The works include a loft conversion, rear ground floor extension and the useful addition of a Garden Cabin/Home Office at the bottom of the now established South facing rear garden. The home offers very comfortable, modern accommodation over 3 floors and would be ideal for families and buyers who want to move somewhere they can be confident has the least amount of/no works to be done, allowing the buyer to get on with life.

The ground floor has a spacious hallway, a front reception room with bay window and a feature log burner into the chimney breast, complemented with engineered wooden flooring, sympathetic of the period. A stunning rear kitchen/dining room finishes off the ground floor which also has a cloakroom/combined utility space.

There are 3 bedrooms on the first floor, together with a shower room and separate W/C.

The top floor has also been cleverly planned with a family bathroom accessed from the landing, which leads to a lovely sized master bedroom which also benefits from a large South facing window.

To the front driveway there is off-street parking and pedestrian access to the rear. The sellers have paid a lot of attention to the layout and design of the rear garden which also faces almost due South.

This is truly a stunning property and we thoroughly recommend an early viewing to appreciate everything it has to offer.

Walton Road, KT8



Approx. Gross Internal Floor Area 1396 sq. ft / 129.66 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

- ATTRACTIVE SEMI-DETACHED HOUSE
- BEAUTIFULLY EXTENDED AND REFURBISHED
- MODERN KITCHEN WITH DOORS OVERLOOKING GARDEN
- LIGHT AND SPACIOUS ENTRANCE HALL
- CLOAKROOM/UTILITY SPACE
- 4 BEDROOMS
- 2 BATHROOMS
- OFF-STREET PARKING
- SOUTH FACING REAR GARDEN
- GARDEN CABIN/OFFICE

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

