



**RAWLINSON
&WEBBER.**

Langton Road, West Molesey
Asking Price £849,950 Freehold



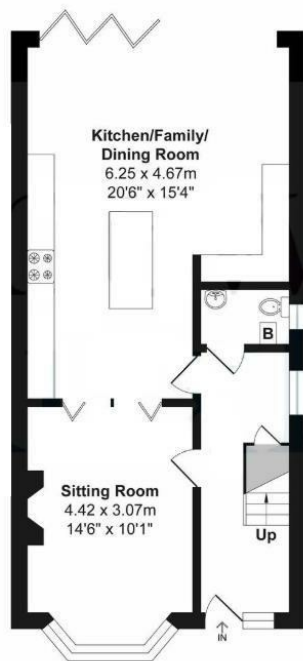
Langton Road

Total Area: 90.30 m² ... 971.98 ft²

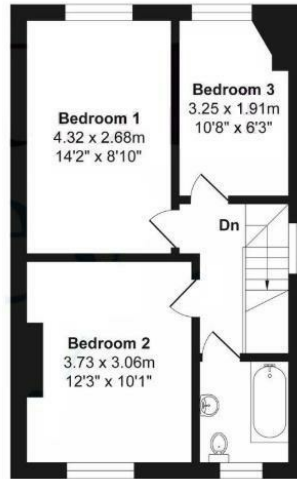
FOR ILLUSTRATIVE PURPOSE ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown area an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.



Ground Floor



First Floor

Property Description

Rawlinson and Webber are delighted to offer for sale this attractive Victorian three-bedroom detached home, conveniently located in East Molesey, close to the village centre and within easy reach of Hampton Court mainline station.

Upon entering, the ground floor features a spacious entrance hallway, downstairs cloakroom and a generous reception room, complete with a charming bay window and fireplace.

The heart of the home is the impressive open-plan dining room and kitchen, which enjoys an abundance of natural light and benefits from the morning sun. The bi-folding doors open directly onto the patio garden, creating a wonderful connection between the indoor and outdoor living spaces and making this an ideal area to enjoy a morning coffee or entertain during the warmer months. The thoughtfully designed kitchen incorporates a central island with seating, creating a sociable and practical space for everyday family life.

Upstairs, the property benefits from two well-proportioned double bedrooms, both with fitted wardrobes installed in 2018, providing excellent storage. A smaller third bedroom is situated at the rear of the property and is currently used as a study, but would also be suitable as a single bedroom, nursery or dressing room.

A family bathroom, located at the front of the property, completes the first-floor accommodation and provides convenient access from all three bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, along with side pedestrian access leading to the rear garden.

The rear garden is a superb feature of the property, measuring approximately 60ft in length. To the rear is a versatile office/studio, built in 2022, with surrounding decking providing an excellent space for working from home, hobbies or relaxation. To the side of the garden room is an additional seating area, offering a peaceful spot to unwind and enjoy the evening sunset.

Early viewings are highly recommended.

Features

- NO ONWARD CHAIN
- DETACHED VICTORIAN HOUSE
- THREE BEDROOMS
- SEPERATE LOUNGE
- MODERN KITCHEN INSTALLED IN 2018
- DINING ROOM WITH BI-FOLDING DOORS
- GROUND FLOOR CLOAKROOM & FAMILY BATHROOM
- OFFICE/STUDIO BUILT IN 2022 WITH SURROUNDING DECKING
- PRIVATE & PEACEFUL REAR GARDEN
- OFF-STREET PARKING

Council Tax Band

E

EPC Rating:

D

