



**RAWLINSON  
&WEBBER.**

Merton Way, West Molesey  
Asking Price £995,000 Freehold





## Property Description

Rawlinson & Webber are delighted to present this attractive three bedroom detached family home, situated in a popular residential location on the East/West Molesey border.

Offering approximately 1,457 sq ft of accommodation, this spacious home provides an excellent balance of living space, bedroom space and outdoor space, while also offering fantastic potential for a buyer to modernise, personalise and create a superb long-term family home.

The ground floor comprises a welcoming entrance hall, generous lounge, separate reception room, utility room, fitted kitchen and conservatory. The lounge provides a comfortable main living space, while the second reception room offers excellent flexibility as a home office or playroom. The kitchen is a good size and leads through to the conservatory, which overlooks the rear garden.

Upstairs, there are three well-proportioned bedrooms, a family bathroom and separate WC. The layout is practical and well suited to family living, with scope for a purchaser to update and reconfigure to suit their own needs, subject to any necessary consents.

Externally, the property enjoys a driveway, garage and beautifully established gardens. The rear garden is a standout feature, extending to approximately 100ft and offering a superb outside space with patio area, lawn and mature planting. The size of the plot gives the property a particularly appealing sense of space and privacy.

Merton Way is a well-regarded residential road in West Molesey, conveniently positioned for local shops, schools, bus routes and open green spaces. East Molesey, Hampton Court, the River Thames, Walton-on-Thames and Kingston are also within easy reach.

This is a fantastic opportunity to purchase a detached family home in a popular West Molesey location, offering generous accommodation, a large rear garden, garage, driveway parking and excellent potential.

## Features

- 3 BEDROOM DETACHED FAMILY HOME
- GENEROUS LOUNGE
- SEPARATE RECEPTION ROOM
- FITTED KITCHEN
- UTILITY ROOM
- CONSERVATORY OVERLOOKING GARDEN
- DRIVEWAY PARKING
- GARAGE
- LARGE REAR GARDEN APPROX. 100FT
- POPULAR WEST MOLESEY LOCATION

## Council Tax Band

F

## EPC Rating:

D

