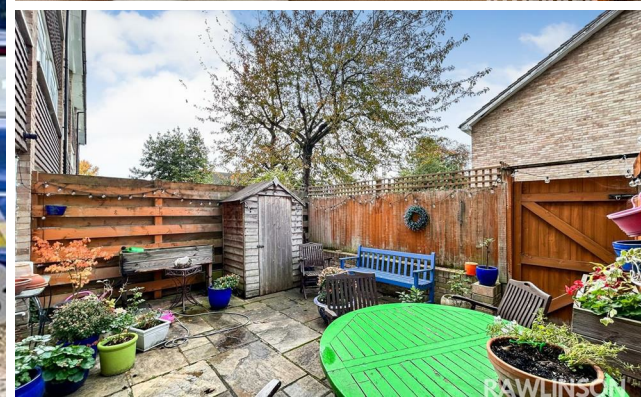




**RAWLINSON
&WEBBER.**

Bedster Gardens, West Molesey
Asking Price £547,500 Freehold



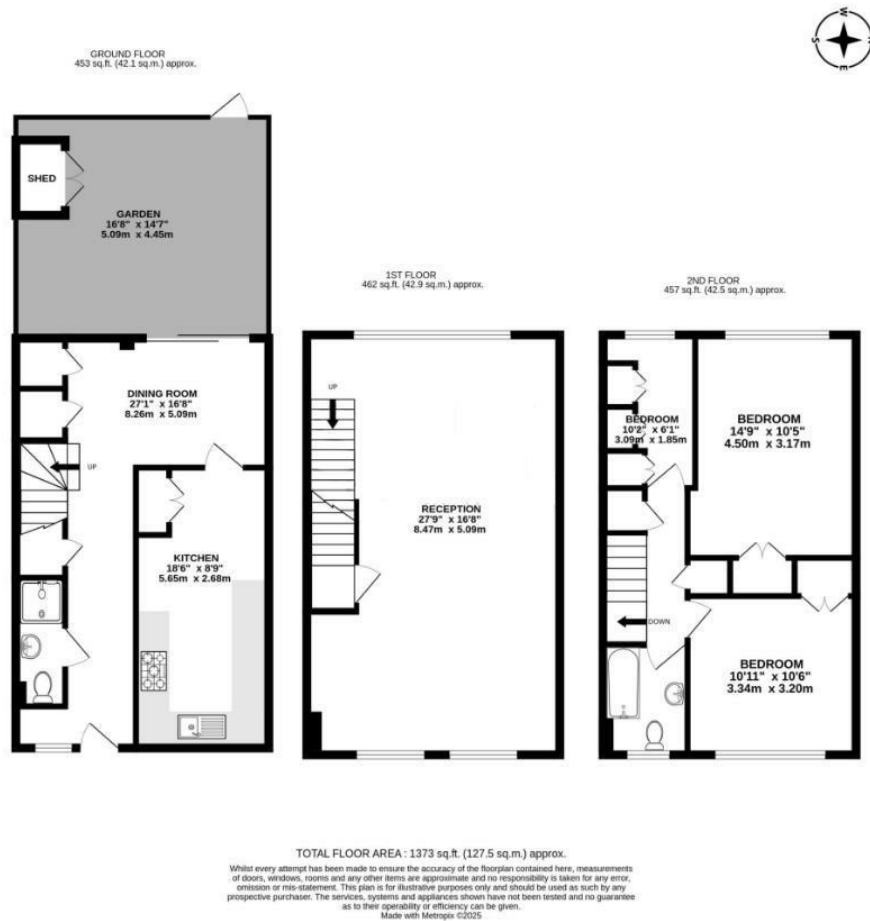
Property Description

Set within the sought-after Bedster Gardens development in West Molesey, this beautifully presented three-bedroom townhouse offers generous accommodation arranged across three floors, perfectly suited to modern family living. Extending to approximately 1,373 sq. ft., the property combines flexible living spaces with a bright and inviting atmosphere throughout.

The ground floor opens with a welcoming hallway leading into a spacious dining area ideal for family meals and entertaining, which flows into a modern fitted kitchen with ample storage and workspace. French doors open directly onto the west-facing rear garden, creating a seamless transition between indoor and outdoor living. There is also a ground-floor shower room & W/C just off the hallway with two deep under-stair storage cupboards.

On the first floor, a large reception room spans the full width of the house, offering an exceptional space for relaxation and family life. The top floor hosts three bedrooms and a family bathroom.

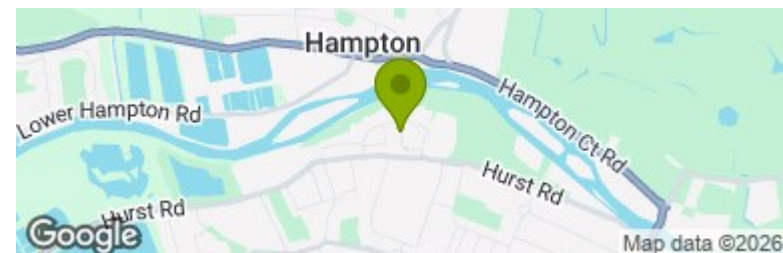
Externally, the private west-facing garden features a paved patio, a garden shed and rear pedestrian access. To the front, the property benefits from off-street parking suitable for 1 to 2 cars.



Features

- 3-STOREY TOWNHOUSE
- 3 BEDROOMS
- KITCHEN
- DINING ROOM
- GROUND-FLOOR SHOWER ROOM
- LARGE LOUNGE
- FAMILY BATHROOM
- WEST-FACING REAR GARDEN
- REAR PEDESTRIAN ACCESS
- OFF-STREET PARKING

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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC