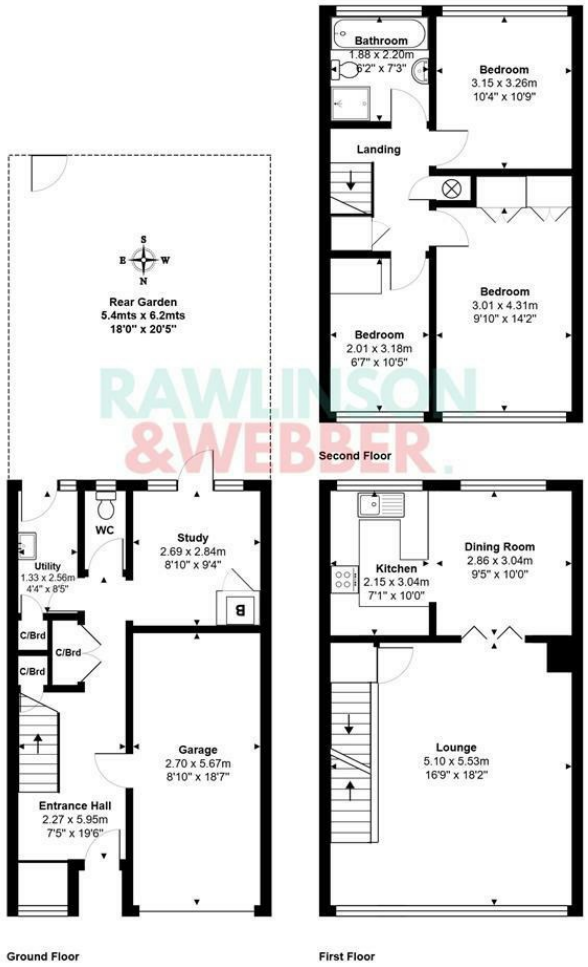
RAWLINSON &WEBBER.

Tufton Gardens, West Molesey

Asking Price £549,950 Freehold

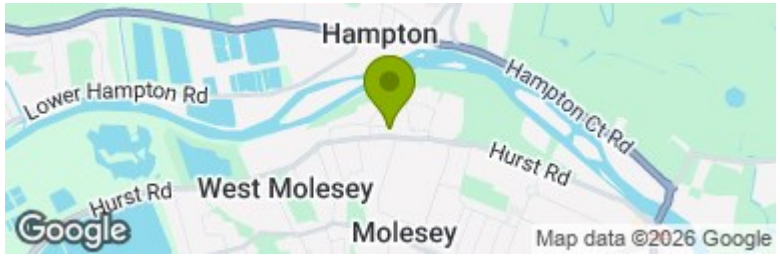
Tufton Gardens, West Molesey, KT8 1TE

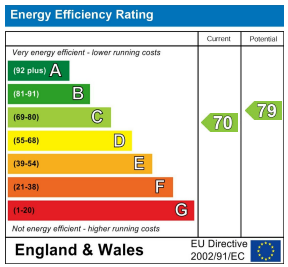


Total Area: 130.3 m² ... 1402 ft²
All measurements are approximate and for display purposes only.

Council Tax Band: E

EPC Rating: C





Property Description

Rawlinson and Webber are delighted to offer for sale, with no onward chain, this impressive 3/4 bedroom three-storey townhouse. Situated in a superb location, the property presents an excellent opportunity for buyers seeking generous living space with natural light. It also offers the potential for future re-modelling of the ground floor to provide extensive further living space.

The ground floor comprises an entrance hallway with stair access, a versatile reception room/study with direct access to the rear garden, a utility room, and a separate W/C. Amtico-style flooring runs throughout the hallway and rear reception room, adding a contemporary finish. The integral garage offers potential for conversion (STPP), creating the opportunity to reconfigure and expand the ground-floor living accommodation if desired.

To the first floor, a spacious lounge enjoys attractive views over the large garden square. The well-appointed kitchen provides ample eye- and base-level units, a newly installed hob, and an integrated dishwasher.

The second floor comprises two double bedrooms, a further third bedroom, and a modern family bathroom fitted in 2021, featuring a separate bath and standalone shower cubicle. A convenient loft space provides additional storage.

Externally, the property benefits from off-street parking via its own driveway leading to the integral garage, along with a south-facing rear garden with rear access. Early viewings are highly recommended.

Features

- NO ONWARD CHAIN
- 3 STOREY TOWNHOUSE
- 3/4 BEDROOMS
- GROUND-FLOOR RECEPTION ROOM/STUDY
- 2 FURTHER RECEPTION ROOMS
- 2021 FITTED MODERN BATHROOM
- GROUND-FLOOR UTILITY ROOM & W/C
- OFF-STREET PARKING
- INTEGRAL GARAGE
- SOUTH-FACING REAR PATIO GARDEN WITH REAR ACCESS

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