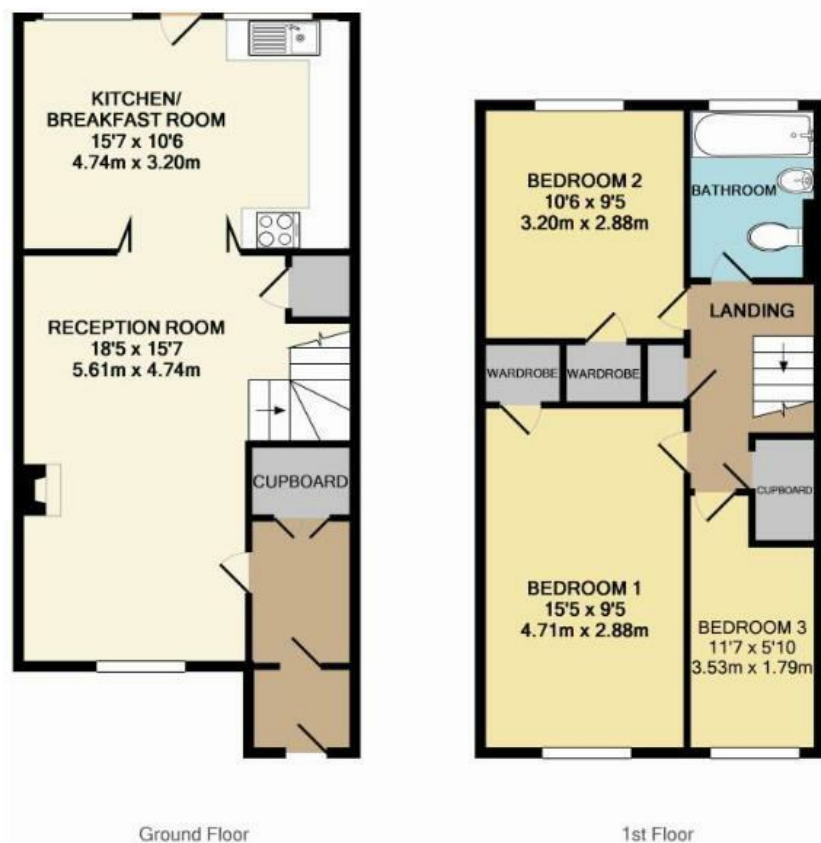




**RAWLINSON
&WEBBER.**

Bedster Gardens, West Molesey
Asking Price £450,000 Freehold



Total Approx. Floor Area 915 Sq.Ft. (85.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Property Description

Situated within a quiet residential development in the popular Hurst Park area, this three-bedroom end-of-terrace family home offers an excellent opportunity for buyers looking to update and personalise a well-proportioned property in a highly convenient location.

The ground floor comprises an entrance hallway, a spacious front-facing lounge, a separate dining room, and a fitted kitchen overlooking the rear garden. Additional storage is provided by a cupboard beneath the stairs and a further storage cupboard at the end of the hallway.

Upstairs, the property offers three bedrooms, two generous doubles and a single, along with a family bathroom. Storage is well catered for, with several built-in cupboards and wardrobes throughout.

While the property would benefit from updating and modernisation, it provides a fantastic foundation for creating a comfortable family home in a sought-after location.

The property is ideally situated within easy reach of the scenic River Thames towpath and the open green spaces of Hurst Park. A wide range of local amenities, including supermarkets, shops, cafés and well-regarded schools, are all close by. Hampton Court railway station is approximately 1.1 miles away, offering direct services to London Waterloo. The area is also well served by regular bus routes connecting West Molesey with Kingston upon Thames, Walton-on-Thames and the surrounding areas.

Features

- END OF TERRACE PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- DINING ROOM
- GARDEN
- GARAGE IN NEARBY BLOCK
- APPROX 1.1 MILES FROM HAMPTON COURT STATION
- NO ONWARD CHAIN

Council Tax Band

D

EPC Rating:

D

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

