



**RAWLINSON
&WEBBER.**

**Buckingham Gardens, West Molesey
Asking Price £420,000 Freehold**

Property Description

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

The ground floor comprises a spacious lounge to the front with sliding doors opening onto the front garden, a separate dining room, and a fitted kitchen which leads into a conservatory overlooking the rear garden. There is also a useful downstairs WC and a storage cupboard under the stairs, ideal for large kitchen appliances.

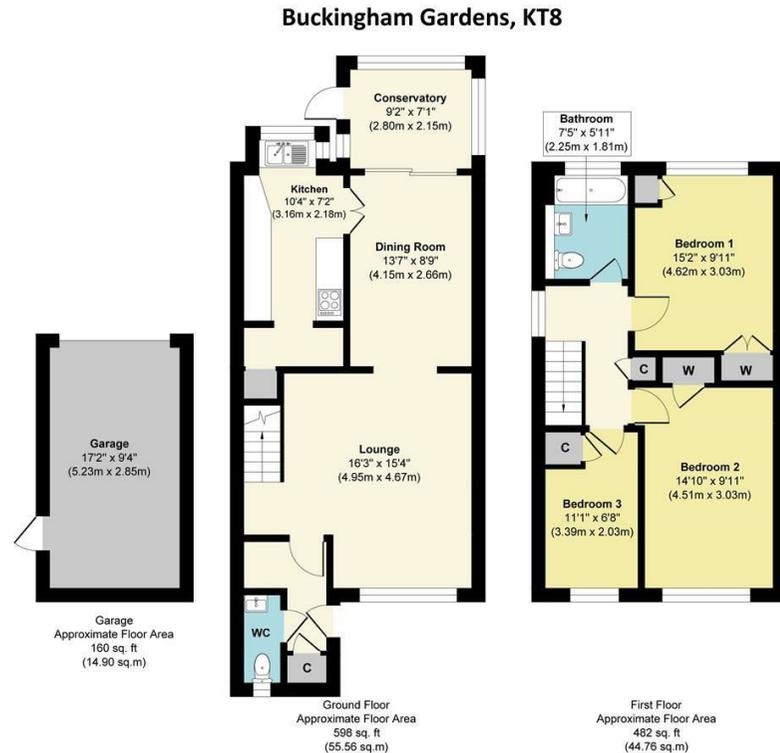
Upstairs, the property offers three bedrooms – two generous doubles and a single – along with a family bathroom. Storage is well catered for with several built-in cupboards and wardrobes.

To the front is a private garden area, and to the rear, there is access to a detached garage (approx. 160 sq. ft) offering off-street parking or additional storage, along with rear access and a lean-to.

While the property would benefit from some updating and modernisation, it provides a solid foundation for creating a comfortable family home in a desirable area.

The location offers easy access to the scenic River Thames towpath and Hurst Park open spaces. A range of local amenities, including supermarkets, shops, cafes, and schools, are within close proximity. Hampton Court Station is approximately 1.2 miles away, providing direct services to London Waterloo. The area is also well served by regular bus routes connecting West Molesey with Kingston, Walton-on-Thames, and surrounding areas.

This is an ideal opportunity for those looking to secure a spacious home in a sought-after part of West Molesey, with the potential to add value through refurbishment.



Approx. Gross Internal Floor Area 1240 sq. ft / 115.22 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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Features

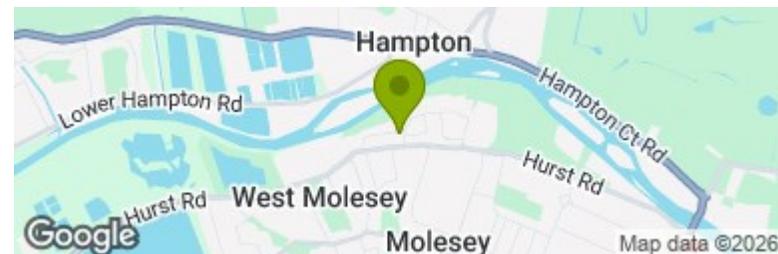
- TERRACE PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- CLOAKROOM
- GARAGE
- APPROX. 1.2 MILES FROM HAMPTON COURT STATION
- NO ONWARD CHAIN

Council Tax Band

D

EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	