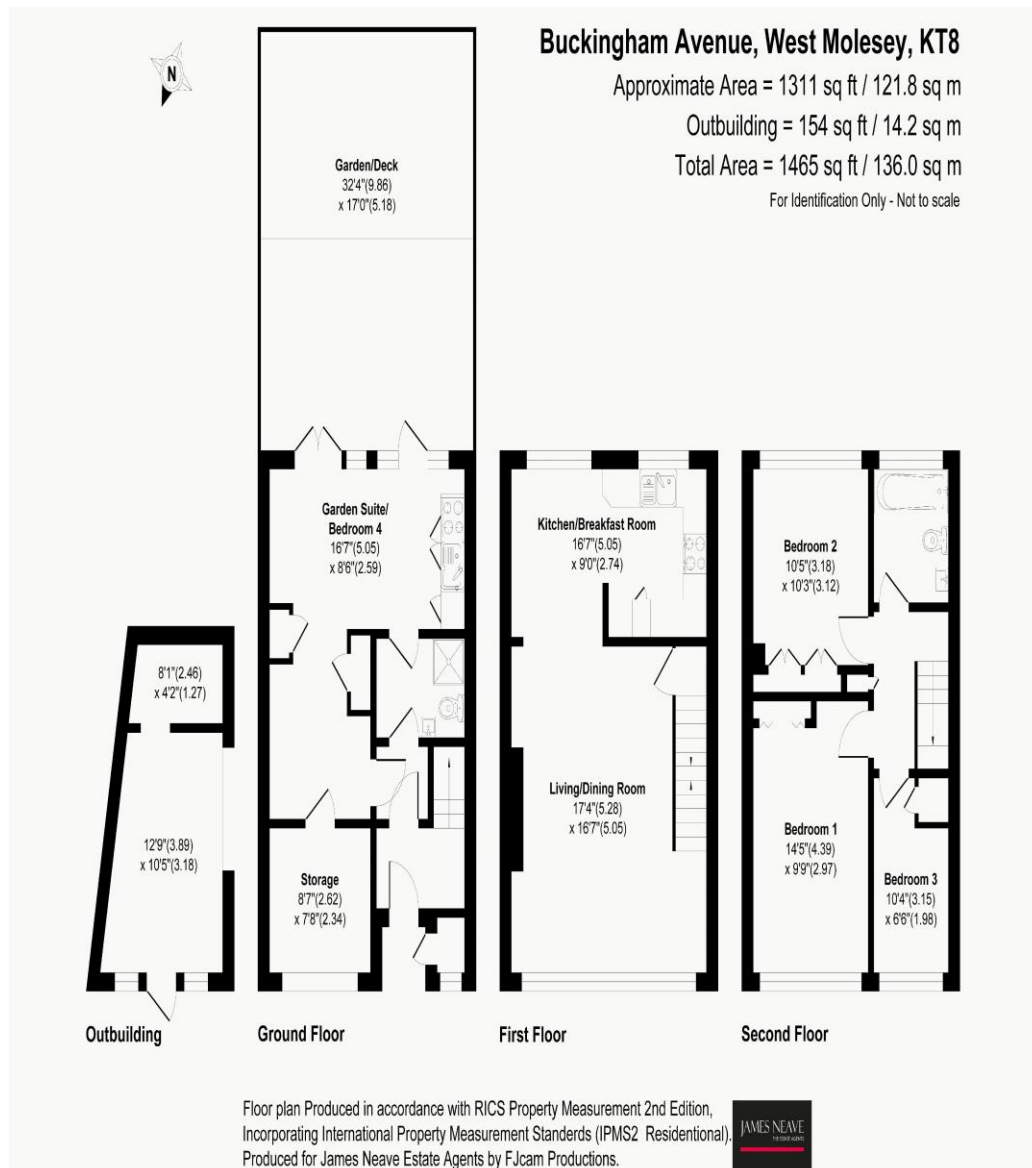




11 Buckingham Avenue West Molesey Surrey KT8 1TG

£615,000





Nestled in a highly sought-after residential pocket of West Molesey, this impressive three/four-bedroom townhouse offers flexible and spacious accommodation spread over three floors. Perfectly situated just moments from the scenic banks of the River Thames, the home combines suburban tranquillity with day-to-day convenience, with local amenities like West Molesey Tesco right on your doorstep and Hampton Court Train Station (Zone 6) nearby for easy commuting. The ground floor presents a remarkably versatile living space that can easily function as part of the primary home or as a self-contained annex. Complete with an adaptable bedroom or reception room, a Jack and Jill shower room, and a dedicated kitchenette area, this floor offers ideal setup options for multi-generational living, hosting long-term guests, or generating income, having previously been utilized as a successful Airbnb rental. Moving up to the first floor, you are greeted by an expansive, light-filled open-plan living space. Generous windows flood the large lounge with natural light, flowing seamlessly through to a clearly defined dining zone. Positioned just off the dining area, the well-presented kitchen comes equipped with an abundance of cupboard storage and generous worktop space, perfect for everyday meal preparation and entertaining alike. The top floor houses the main sleeping quarters, comprising three well-proportioned bedrooms, each thoughtfully built with integrated storage solutions. Serving these rooms is a clean, well-appointed family bathroom, while further practical storage is available via pull-down ladder access to the loft. Stepping outside, direct access from the ground floor leads to a low-maintenance, south-facing rear garden complete with astro turf, a charming pergola, an extended workshop shed, and convenient gated rear access. To the front, the property benefits from off-street driveway parking alongside a half-garage providing secure additional storage. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.