



**RAWLINSON  
&WEBBER.**

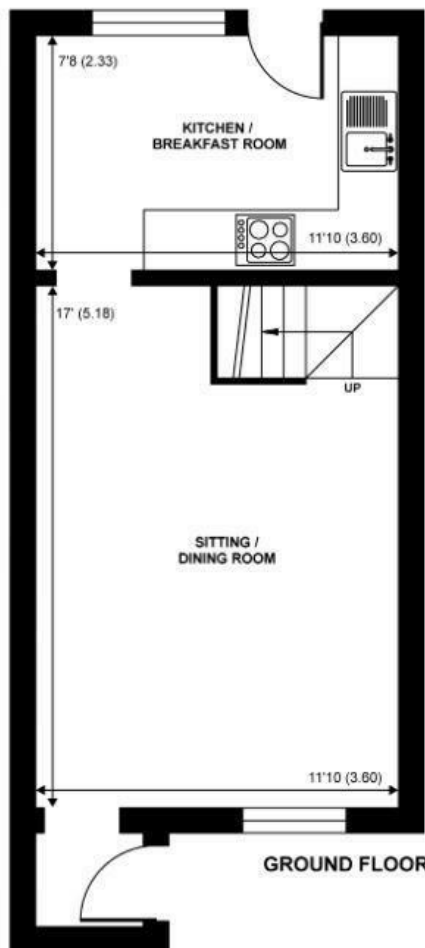
Kings Chase, East Molesey  
£1,850 Per Calendar Month Freehold

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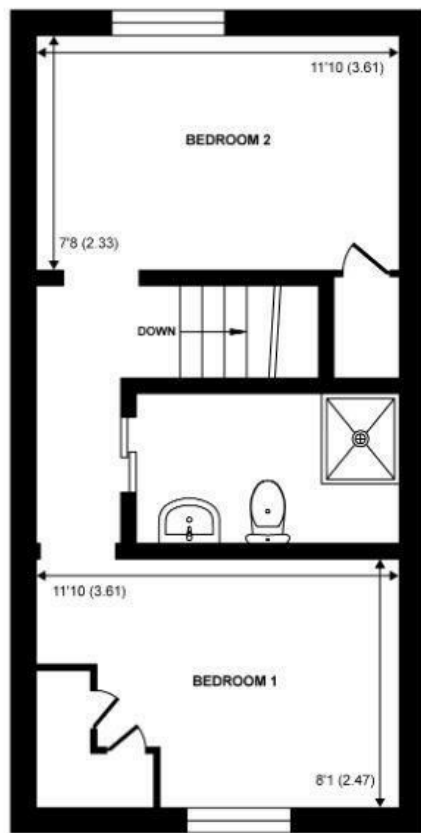


Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

## Property Description

Discover this charming two double bedroom terrace property, situated in a peaceful cul-de-sac within the desirable Kings Chase Development. The house is located within close proximity to Hampton Court train station (Oyster zone 6), well-regarded schools, local amenities, Hurst Park and the River Thames with its towpath leading to Hampton Court Palace.

The ground floor features an entrance porch, a spacious lounge/dining area with stair access, and a bright kitchen/breakfast room at the rear. The kitchen provides generous storage, an integrated oven, hob, and extractor, and opens directly onto a private rear garden. Upstairs, there are two well-proportioned double bedrooms, each with built-in wardrobes, and a modern shower room/wet room shared between them.

## Features

• TERRACE PROPERTY • 2 DOUBLE BEDROOMS • ENTRANCE PORCH • LOUNGE • KITCHEN/BREAKFAST ROOM • UPSTAIRS SHOWER WET ROOM • PRIVATE REAR GARDEN (Currently being treated/re-seeded) • REAR PEDESTRIAN ACCESS • ALLOCATED PARKING • NEW CARPETS HAVE BEEN FITTED ON THE STAIRS AND FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Simpsons Estate Agents Ltd Curchods. REF: 1244582. © nichcom 2025.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Council Tax Band

D

## EPC Rating:

C

