



**RAWLINSON
& WEBBER**

Grovelands, West Molesey
£1,695 Per Calendar Month Freehold

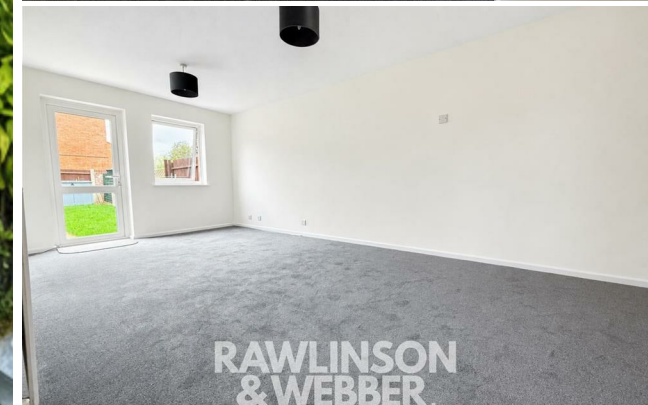
**RAWLINSON
& WEBBER.**



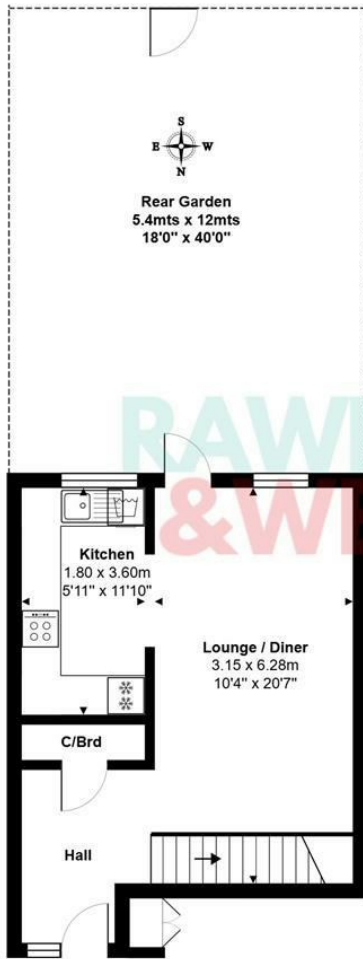
**RAWLINSON
& WEBBER**



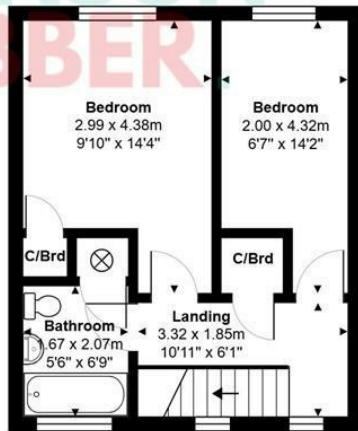
**RAWLINSON
& WEBBER.**



**RAWLINSON
& WEBBER.**



Ground Floor



First Floor

Total Area: 66.8 m² ... 719 ft²

All measurements are approximate and for display purposes only.

Property Description

Rawlinson & Webber are delighted to present this well-presented two bedroom mid-terrace home, set within a popular residential location in West Molesey and offered to the market in fresh, ready-to-move-into condition.

The property has recently undergone a programme of improvement, including redecoration throughout, new carpets and flooring, refreshed kitchen fascias, and tidied front and rear gardens, creating a bright, neutral and welcoming home.

The ground floor offers a spacious lounge / dining room with direct access to the rear garden, providing a comfortable and practical living space ideal for everyday use and entertaining. The kitchen sits just off the main living area and has been refreshed with painted cupboard fascias, offering good storage and worktop space.

Upstairs, there are two well-proportioned bedrooms and a modern family bathroom. The neutral decoration and new flooring give the whole property a clean, modern feel.

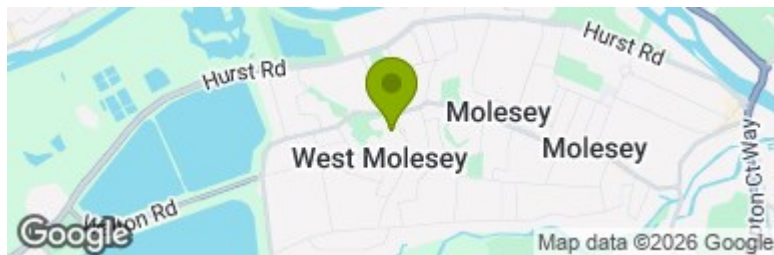
Features

Externally, the property benefits from both front and rear gardens. The rear garden has been tended to and provides a useful private outside space, with a patio area leading onto lawn and gated rear access.

• MID TERRACE

Grovelands is a convenient and well-established residential setting close to local shops, schools, bus routes and open green spaces. Grovelands Recreation Ground is nearby, offering play areas, tennis courts and open space. Within West Molesey, East Molesey, Hampton Court, Walton-on-Thames and Kingston are all within easy reach.

HOUSE • LOUNGE • KITCHEN • PRIVATE REAR GARDEN • 2 DOUBLE BEDROOMS • BATHROOM • NEWLY REDECORATED THROUGHOUT • NEW CARPETS THROUGHOUT • WEST MOLESEY • ALLOCATED PARKING SPACE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

C