



**RAWLINSON
&WEBBER.**

Grange Road, West Molesey
£1,700 PCM Freehold

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Total Area: 59.2 m² ... 637 ft²

All measurements are approximate and for display purposes only.

Property Description

Rawlinson & Webber are pleased to offer this well-presented two bedroom end-of-terrace home, located in a popular residential position in West Molesey.

The property has recently been redecorated throughout and offers bright, neutral accommodation arranged over two floors. The rear garden is also currently being landscaped, providing tenants with a private outside space once completed.

The ground floor features a spacious open-plan living area with room for both lounge and dining space, creating a practical and sociable layout. The modern fitted kitchen sits just off the main living space and includes a good range of storage and worktop space, with integrated and freestanding appliances as shown.

Also on the ground floor is the second bedroom, which could alternatively be used as a home office, together with a separate shower room.

The first floor is dedicated to the principal bedroom, which benefits from fitted wardrobe/storage space and an en-suite bathroom.

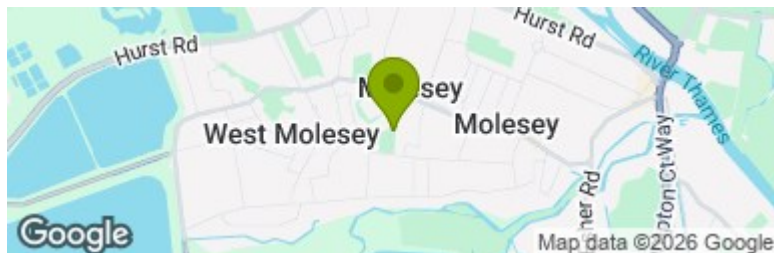
Externally, the property benefits from a front garden area and a private rear garden. The rear garden is currently undergoing landscaping works, with the intention of creating a smart, low-maintenance outside space for the incoming tenants.

Features

Great location in a well-established residential location in West Molesey, convenient for local shops, schools, bus routes and open green spaces. Grovelands Recreation Ground is nearby, while East Molesey, Hampton Court, the River Thames, Walton-on-Thames and Kingston are all within easy reach.

A freshly redecorated two bedroom home offering flexible accommodation, private outside space and a convenient West Molesey location, ideal for new long term accommodation.

- 2 DOUBLE BEDROOMS • EN-SUITE BATHROOM • DOWNSTAIRS SHOWER ROOM • LOUNGE • KITCHEN • DINING AREA • GAS CENTRAL HEATING • DOUBLE GLAZING • PRIVATE REAR GARDEN • END OF TERRACE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

Council Tax Band

C

EPC Rating:

C