



**RAWLINSON
&WEBBER.**

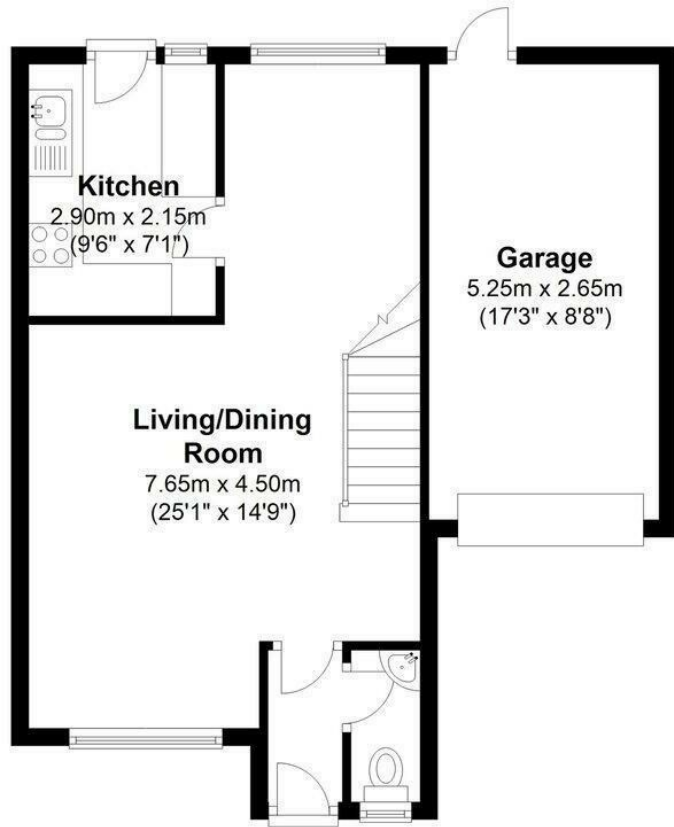
Kings Chase, East Molesey
£2,500 Per Calendar Month Freehold

**RAWLINSON
&WEBBER**



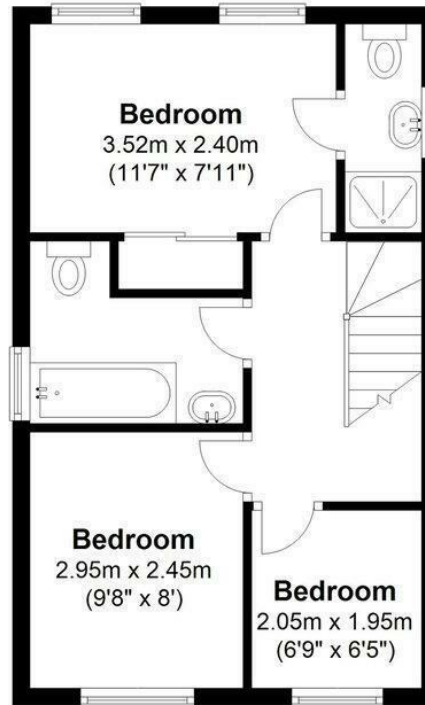
Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Property Description

A well-presented three bedroom detached home located within the popular Kings Chase development in East Molesey, ideally positioned for access to Hurst Park, the River Thames, Hampton Court and local amenities.

The accommodation is arranged to provide a bright and comfortable lounge / dining room, creating a generous main living space with room for both relaxing and entertaining. There is a separate kitchen, offering practical everyday space, together with three bedrooms on the first floor.

The principal bedroom benefits from its own en-suite shower room, while the second bedroom is also a good double. The third bedroom would work well as a single bedroom, nursery, study or dressing room, depending on requirements. The property also benefits from an attached garage, providing useful storage, parking potential or scope for wider practical use, subject to the usual consents.

To the rear is a private garden, backing onto Hurst Road, offering a pleasant outside space with a good degree of separation from neighbouring properties.

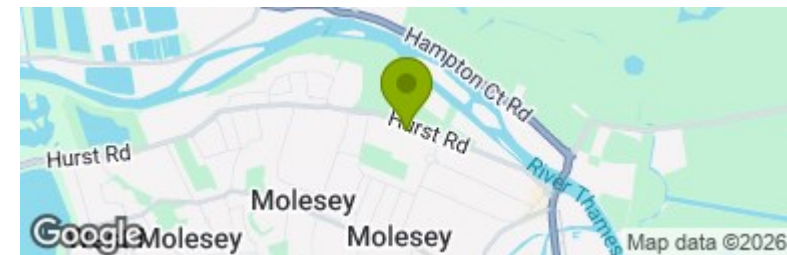
Features

Kings Chase remains a consistently popular residential setting, particularly for those looking to be close to green open spaces and riverside walks. Hurst Meadows and Hurst Park are nearby, with access to the River Thames which offers pleasant walks and views. Hampton Court Palace, a collection of shops, cafés and restaurants, and Hampton Court Station are also within easy reach, with direct services into London Waterloo.

Detached House • 3 Bedrooms • Principal Bedroom with en-suite Shower Room • Lounge / Dining Room • Separate Kitchen • Private Rear Garden • Attached Garage • Popular Kings Chase Development • Close to Hurst Park and the River Thames • Convenient for Hampton Court, Bridge Road and Hampton Court Station

Total area: approx. 84.7 sq. metres (911.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plans contained here, measurements of floors, walls and doors are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as a guide only. The actual measurements of the property may vary slightly from those shown on the floor plans. The information here is not intended to constitute an offer of any financial product.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		61	
(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

E

EPC Rating:

D