



**RAWLINSON
&WEBBER.**

Walton Road, East Molesey
£1,995 Per Month Freehold

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Property Description

Rawlinson & Webber are pleased to offer this spacious two bedroom, two bathroom split-level maisonette, ideally positioned in the heart of East Molesey.

The property has just been redecorated throughout and benefits from brand new flooring across the entire home, including new carpets to both bedrooms and newly installed hard flooring through the main living areas, giving the accommodation a fresh, clean and modern feel throughout.

Arranged over the first and second floors, the property offers generous and well-balanced accommodation. The first floor comprises a bright and spacious reception room with ample space for both living and dining, together with a separate fitted kitchen offering a good range of storage, worktop space and appliances.

The upper floor provides two well-proportioned bedrooms and two bathrooms. The principal bedroom benefits from its own en-suite shower room, while a separate family bathroom with bath serves the second bedroom. Useful built-in storage is also available from the landing.

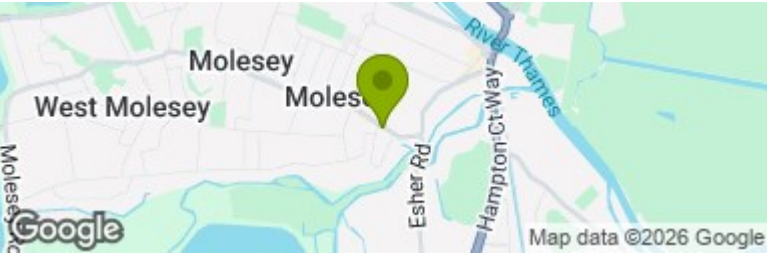
Features

Walton Road places the property right in the heart of East Molesey, with local shops, cafés, restaurants and everyday amenities close by. Bridge Road, Hampton Court, the River Thames and Hampton Court Station are also within easy reach. Making this an excellent home for a professional couple, small family or sharers.

TWO BEDROOM SPLIT LEVEL MAISONETTE • ARRANGED OVER 1ST AND 2ND FLOORS • TWO BATHROOMS (ONE ENSUITE) • REDECORATED THROUGHOUT • BRAND NEW HARD FLOOR THROUGHOUT • NEW CARPETS TO BOTH BEDROOMS • SPACIOUS RECEPTION ROOM WITH LIVING AND DINING SPACE • SEPERATE FITTED KITCHEN • PRIVATE REAR BALCONY OFF LOUNGE • CENTRAL EAST MOLESEY LOCATION CLOSE TO HAMPTON COURT

Please note that the property does not benefit from allocated parking. Parking is available on surrounding side roads, subject to local restrictions and availability.

A freshly presented and spacious maisonette offering two bedrooms, two bathrooms and a highly convenient East Molesey location.



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

D

EPC Rating:

C