



**RAWLINSON  
&WEBBER.**

Tufton Gardens, West Molesey  
£2,250 Per Calendar Month Freehold

## Property Description

We are pleased to bring to market this spacious 3 bedroom 2 storey town house in the sought after location of Hurst Park.

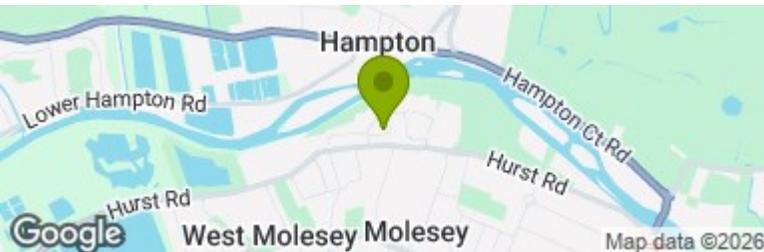
Walking in the front door you have a porch area with ample storage cupboard. From here you walk into the spacious reception room which flows into the dining area and kitchen. Double doors from the dining area take you out into the west facing, low maintenance, private rear garden.

First floor consists of 2 double bedrooms with built in wardrobes, a single bedroom and shower room.

### Features

Situated in a much sought-after location on the Hurst Park development in West Molesey. Close to the River Thames and within easy access of East & West Molesey Villages, excellent schools, supermarkets and local amenities. Hampton Court Station (TFL ZONE 6, connecting with London Waterloo) is the local train station and there is a bus service connecting with Kingston and Walton on Thames. Bridge Road with its bustling cafés, restaurants, boutiques and antique shops is a short distance away.

**2 STOREY TOWNHOUSE • 3 BEDROOMS • SPACIOUS GROUND FLOOR • KITCHEN • DINING AREA • RECEPTION ROOM • PRIVATE REAR GARDEN • HURST PARK AVAILABLE EARLY APRIL • EARLY VIEWING RECOMMENDED**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	87
(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