



**RAWLINSON
&WEBBER.**

Orchard Lane, East Molesey
Asking Price £1,295,000 Freehold



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Property Description

Rawlinson and Webber are very happy to offer for sale this spacious, detached 1920's built family home.

The house has been extended to provide excellent accommodation over two floors and enjoys a private and very green outlook from both the front and rear aspects. There is ample off-street parking, an integral garage and a large, widening rear garden and cycle shed. An early internal viewing is highly recommended to appreciate all that this superb property has to offer.

NO ONWARD CHAIN

The house is situated in a residential cul-de-sac between East Molesey Village, Thames Ditton and Esher. An alley leads to a small bridge across the River Ember with open fields and footpaths of The Common beyond, providing space and fresh air from the West. The property is also within easy distance of Hampton Court Palace, Bushy and Home Parks and the numerous cafe's, Boutiques and antique shops off Bridge Road. There are well regarded schools in the area and Thames Ditton (TFL Zone 6) and Esher Station connecting to London Waterloo are close by for the daily commuter. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others. Imber Court Sports Club is around the corner from the house and also provides extensive grounds for families and children to play in (Membership may apply).

Features

- SPACIOUS, ATTRACTIVE, 1930'S DETACHED HOUSE
- LARGE, WELCOMING HALLWAY
- CLOAKROOM
- 3 RECEPTION ROOMS PLUS TV/SNUG
- 5 BEDROOMS
- 2 BATH/SHOWER ROOMS
- GOOD SIZE, PRIVATE REAR GARDEN
- ATTACHED AND INTEGRAL GARAGE
- OWN DRIVEWAY WITH OFF-STREET PARKING
- NO ONWARD CHAIN

Council Tax Band

G

EPC Rating:

E



GROUND FLOOR TOTAL APPROX. FLOOR AREA 2144 SQ.FT. (199.25 SQ.M.) INCLUDING BICYCLE SHED
APPROX. FLOOR AREA 1247 SQ.FT. (115.85 SQ.M.)
1ST FLOOR TOTAL APPROX. FLOOR AREA 2144 SQ.FT. (199.25 SQ.M.)
APPROX. FLOOR AREA 897 SQ.FT. (83.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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