

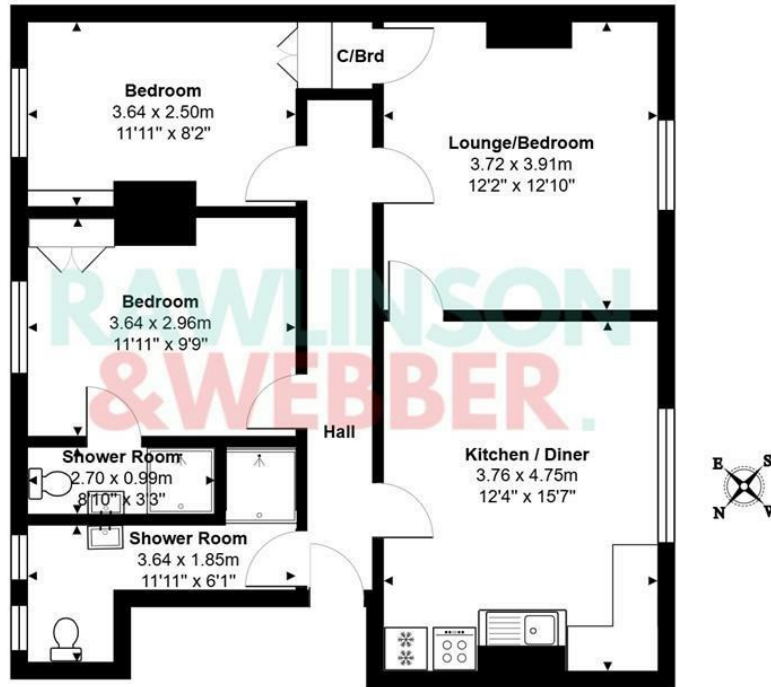


**RAWLINSON
& WEBBER.**

Walton Road, East Molesey
Asking Price £335,000 Leasehold

**RAWLINSON
& WEBBER**

75a, Walton Road, East Molesey, KT8 0DP



First Floor

Total Area: 71.2 m² ... 767 ft²

All measurements are approximate and for display purposes only.

Property Description

Nestled on Walton Road in the charming area of East Molesey, this delightful first-floor character flat offers a perfect blend of comfort and style. Spanning an impressive 750 square feet, the property features two spacious double bedrooms, lounge and large kitchen diner.

Upon entering, you are welcomed into a generous lounge that exudes warmth and character, providing an inviting atmosphere for relaxation or entertaining guests. The large kitchen diner is a standout feature, offering ample space for culinary creations and family meals, while also serving as a social hub for gatherings.

The flat has an ensuite attached to the main bedroom and a family shower room. This thoughtful layout enhances the overall functionality of the home.

East Molesey is a picturesque location, known for its friendly community and proximity to local amenities, parks, and transport links. This property presents an excellent opportunity for those looking to enjoy a vibrant lifestyle in a sought-after area.

In summary, this charming first-floor flat on Walton Road is a wonderful find, combining character, space, and modern living in one of East Molesey's most desirable locations. Don't miss the chance to make this lovely property your new home.

Features

- 2 SPACIOUS DOUBLE BEDROOMS
- LOUNGE
- LARGE KITCHEN/DINING AREA
- FAMILY SHOWER ROOM
- ENSUITE ATTACHED TO THE MAIN BEDROOM
- CLOSE TO AMENITIES/PARKS AND TRANSPORT LINKS
- EAST MOLESEY

Council Tax Band:

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		65	69
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

