



**RAWLINSON  
&WEBBER.**

Molesey Park Road, East Molesey  
Asking Price £425,000 Leasehold



# Property Description

Rawlinson and Webber are delighted to offer for sale this light-filled and spacious two-bedroom first floor maisonette, set within a highly desirable gated development in the heart of East Molesey village. Rare to the market and forming one of just four maisonettes, the property is set within a lovely walled plot and enjoys privacy, well-maintained communal gardens, and the added benefit of a garage with parking.

The accommodation comprises: a private entrance with hallway and stairs leading to a spacious landing, a bright and generous southerly-facing living/dining room, and a modern fitted kitchen with breakfast bar, a range of eye and base level units, integrated oven and gas hob and space for further appliances. There are two impressive double bedrooms with built-in wardrobes, a family bathroom with bath and shower, and a separate W/C.

Externally, the property is surrounded by attractive communal gardens to front and rear, mainly laid to lawn. To the rear, there is parking and a garage within a nearby block.

Further benefits include: double-glazing, gas central heating, loft storage, and a long, unexpired leasehold term remaining. Offered with no onward chain, early viewings are highly recommended.

## Features

- 1ST FLOOR MAISONETTE
- PRIVATE ACCESS
- 2 DOUBLE BEDROOMS
- LOUNGE/DINNING ROOM
- GOOD-SIZE KITCHEN
- FAMILY BATHROOM WITH SEPARATE W/C
- GARAGE
- OFF-STREET PARKING
- COMMUNAL GARDENS
- NO ONWARD CHAIN & VACANT POSSESSION



Council Tax Band D EPC Rating: C

