



**RAWLINSON
&WEBBER.**

Walton Road, West Molesey
Offers Over £400,000 Freehold

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Walton Road, KT8



Approx. Gross Internal Floor Area 726 sq. ft / 67.54 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Property Description

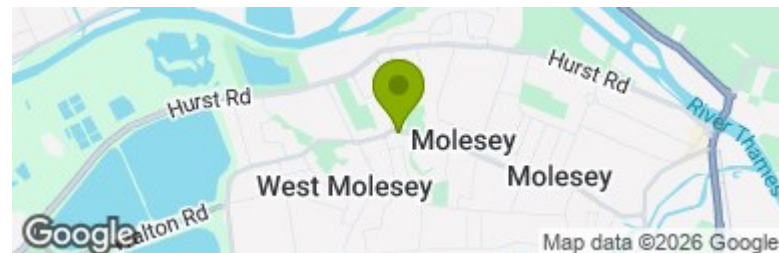
A very characterful 2 double-bedroom end of terrace Victorian cottage which also benefits from 2 reception rooms, gas central heating, double-glazing and a sunny, south-facing rear garden.

The property is close to local shops including a pharmacy and mini Sainsbury and is almost opposite a popular local park. Pubs and churches can also be found within easy reach. There is also regular bus services along Walton Road with buses to Hampton Court, Kingston and beyond.

The property is being sold with vacant possession and therefore no onward chain and we recommend an early viewing of this super freehold property.

Features

- 2 BEDROOM PERIOD COTTAGE
- END OF TERRACE
- LOVELY BRICK FIREPLACE
- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE-GLAZING
- SUNNY REAR GARDEN
- VERY CONVENIENT LOCATION
- VACANT POSSESSION
- EARLY VIEWING RECOMMENDED



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		46	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

E