



**RAWLINSON
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Hurst Road, West Molesey
£2,150 Per Month Freehold

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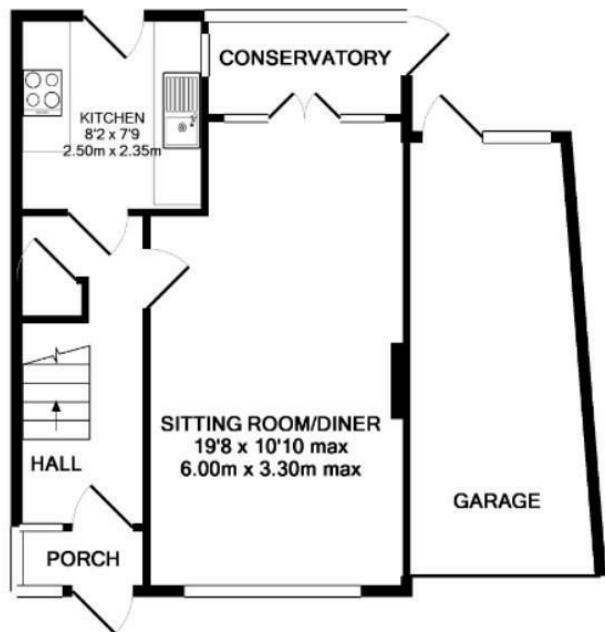
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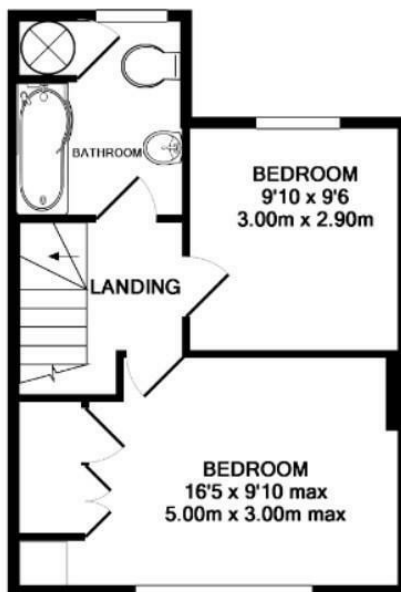
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GROUND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)



HURST ROAD WEST MOLESEY KT8 1QT
TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 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. This 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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Property Description

Rawlinson & Webber are pleased to offer this well-presented two bedroom semi-detached home, located on Hurst Road in Wst Molesey.

The property offers well-balanced accommodation arranged over two floors and would make an ideal home for a couple, small family or professional tenants looking for a characterful property with private outside space, off-street parking and a garage.

The ground floor comprises an entrance porch and hallway, a separate fitted kitchen, and a spacious sitting room / dining room with plenty of room for both relaxing and dining. To the rear, the conservatory provides an additional living space overlooking the garden, ideal as a breakfast area, reading space or occasional home working area.

Upstairs, there are two double bedrooms and a family bathroom. The principal bedroom is particularly generous and benefits from built-in storage, while the second bedroom is also a good-sized double.

Externally, the property benefits from a driveway to the front, attached garage and a mature private rear garden. The garden is a lovely feature of the home, offering patio space, lawn, established planting and a pleasant degree of privacy.

Hurst Road is well positioned for access to local shops, schools, bus routes and open green spaces. Hurst Park, the River Thames, Hampton Court, East Molesey village, Walton-on-Thames and Kingston are all within easy reach, making this a convenient and appealing home in a popular residential location.

A charming two bedroom semi-detached home offering spacious accommodation, driveway parking, garage, conservatory and a beautiful private rear garden.

**TWO BEDROOM SEMI DETACHED
HOUSE • SPACIOUS SITTING ROOM/DINING
ROOM • SEPERATE FITTED
KITCHEN • CONSERVATORY OVERLOOKING
GARDEN • FAMILY
BATHROOM • DRIVEWAY • MATURE PRIVATE REAR
GARDEN • POPULAR West MOLESEY LOCATION**

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

D

EPC Rating:

D

