



## School Road, East Molesey, Surrey, KT8 0DN

Offers Over £500,000 Freehold

- VICTORIAN COTTAGE
- LOUNGE
- FRONT & REAR GARDEN

- 2 BEDROOMS
- KITCHEN & DINING ROOM
- IDEAL LOCATION

- FIRST FLOOR BATHROOM
- CONSERVATORY
- CLOSE TO HAMPTON COURT STATION

SCHOOL ROAD, EAST MOLESEY, KT8



Approximate Gross Internal Floor Area: 67 m sq / 720 sq ft

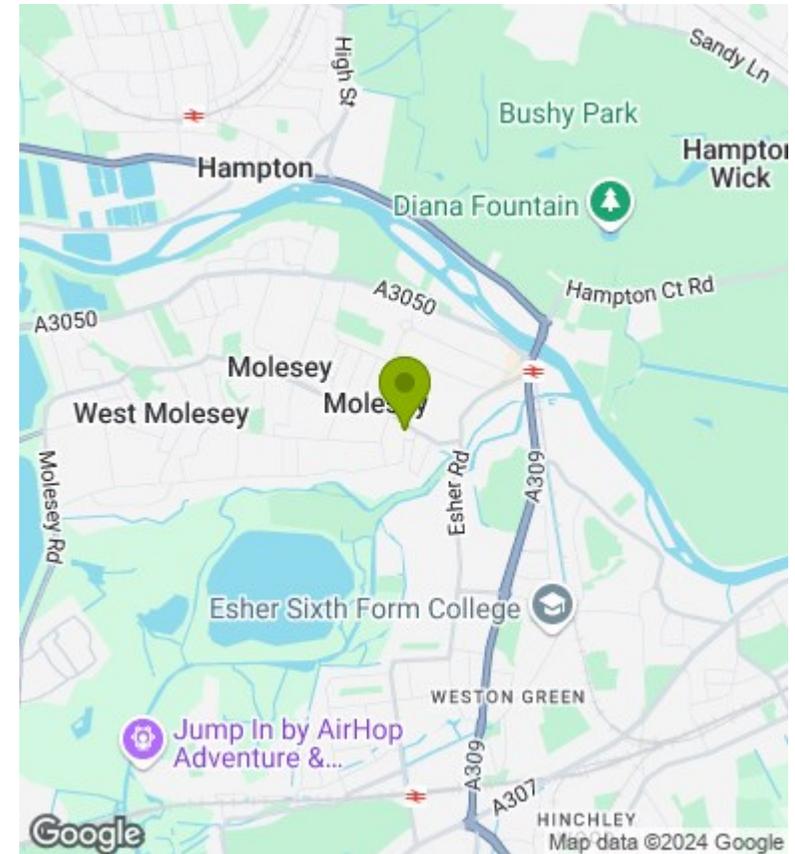
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS' Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Description

Rawlinson and Webber are pleased to offer for sale this idyllic two-bedroom Victorian cottage. Nestled on the quaint 'School Road', lined with period homes and beautiful front gardens in constant bloom. Also situated in the heart of East Molesey Village, just moments away from Hampton Court Palace and its train station. Hampton Court station provides quick links into London and surrounding areas and plays host to the charming Bridge Road, home to a variety of independent shops, trendy cafes, and delightful restaurants. This property offers the pinnacle of Surrey life, seamlessly blending with London living.

The property opens directly into a cozy lounge adorned with a fireplace. Moving further into the home, you'll find a contemporary kitchen and dining room. A conservatory completes the ground floor and leads into the sunny, patioed rear garden. Upstairs, there is a good-sized double bedroom featuring a period fireplace, along with a second bedroom and a stylish bathroom.

Externally, the property benefits from both front and rear gardens. Your early viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating:

D