



RAWLINSON & WEBBER

£1,295,000 FREEHOLD

BEVERLEY, MOLEMBER ROAD, EAST MOLESEY, KT8 9NH

AN EXCELLENT OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL FAMILY HOME

A FANTASTIC OPPORTUNITY to purchase a SUBSTANTIAL DETACHED FAMILY HOME. The property boasts SPACIOUS ACCOMMODATION to include 4-bedrooms and 2-reception rooms and enjoys a GOOD SIZE WEST FACING REAR GARDEN with direct frontage on the RIVER MOLE. Further benefits include an INTEGRAL GARAGE and OFF-STREET PARKING. Your early viewing is highly recommended. NO ONWARD CHAIN.

Situated in a residential cul-de-sac between East Molesey village, Thames Ditton and Esher, all of which are within easy reach. There are well-regarded schools in the area and Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL ZONE 6, connecting to London Waterloo), deal for the daily city commuter. Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		