



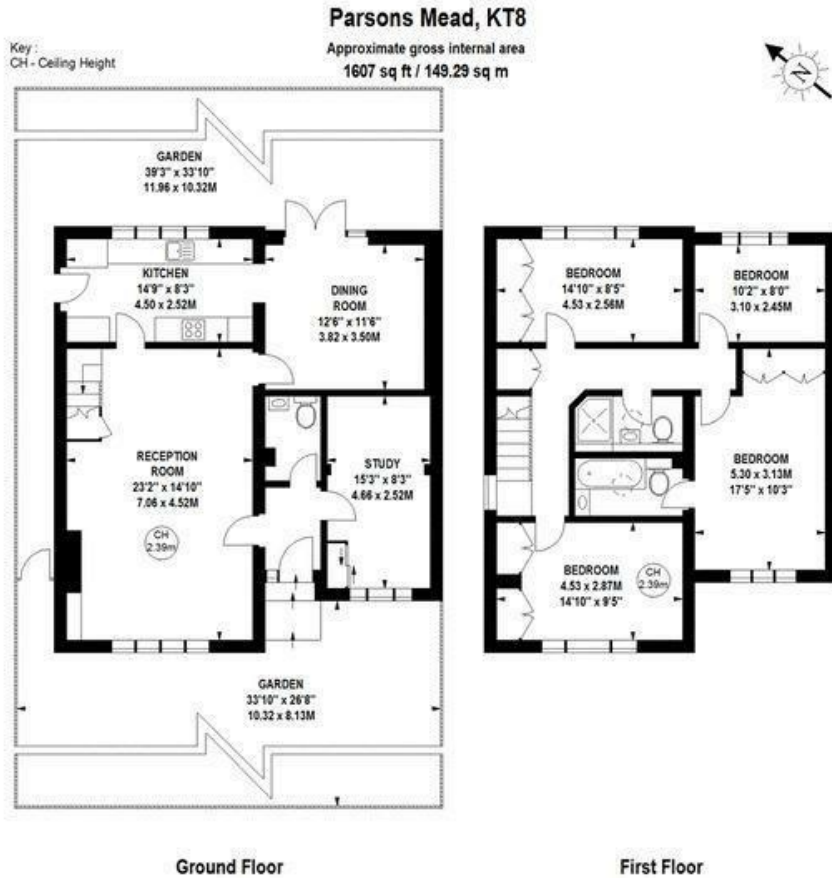
10 Parsons Mead, East Molesey, KT8 9DT

Asking Price £1,265,000 Freehold

- DETACHED HOUSE
- DINING ROOM
- FRONT & REAR GARDEN
- EAST MOLESEY

- 4 DOUBLE BEDROOMS
- STUDY
- OFF-STREET PARKING

- RECEPTION ROOM
- 2 BATHROOMS & CLOAKROOM
- SUPERB LOCATON & OUTSTANDING LOCAL SCHOOLS

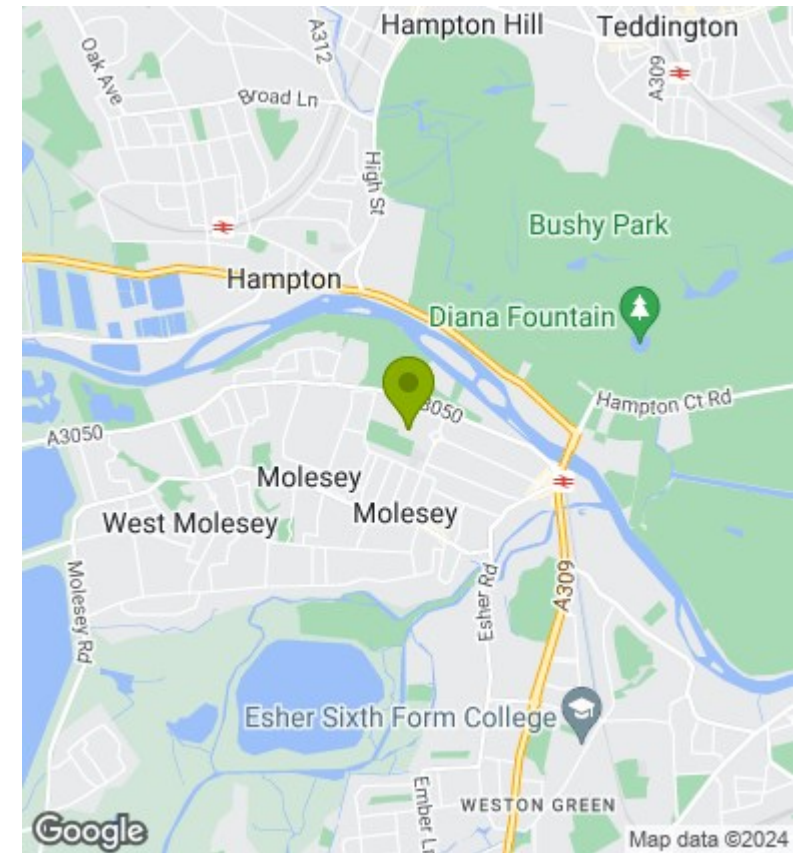


The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

Description

Rawlinson and Webber are excited to present this incredible 4 double bedroom detached family home located in the tranquil area of East Molesey. Conveniently situated within a short walk of the River Thames and Hampton Court Palace. The house boasts impressive lateral living space that includes a welcoming entrance hall, a bright and spacious reception room, and a stunning, fully equipped modern kitchen that leads to a formal dining room. The dining room features patio doors that open onto a raised decked area and the large garden. Additionally, the ground floor of the property comprises a spacious office/guest bedroom and a cloakroom.

Upstairs, there is a landing that leads to 4 double bedrooms, all of which have built-in wardrobes. The master bedroom boasts a stunning ensuite bathroom, while the other bedrooms share a family shower room. The large family garden provides complete privacy and seclusion and has ample space for potential extensions to the kitchen and living areas, subject to obtaining the necessary planning permissions. The property is complete with off-street parking and a mature front lawn.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	73
		EU Directive 2002/91/EC	

Council Tax Band

F

EPC Rating:

D