



**RAWLINSON  
&WEBBER.**

Wolsey Road, East Molesey  
Asking Price £649,950 Freehold

## Property Description

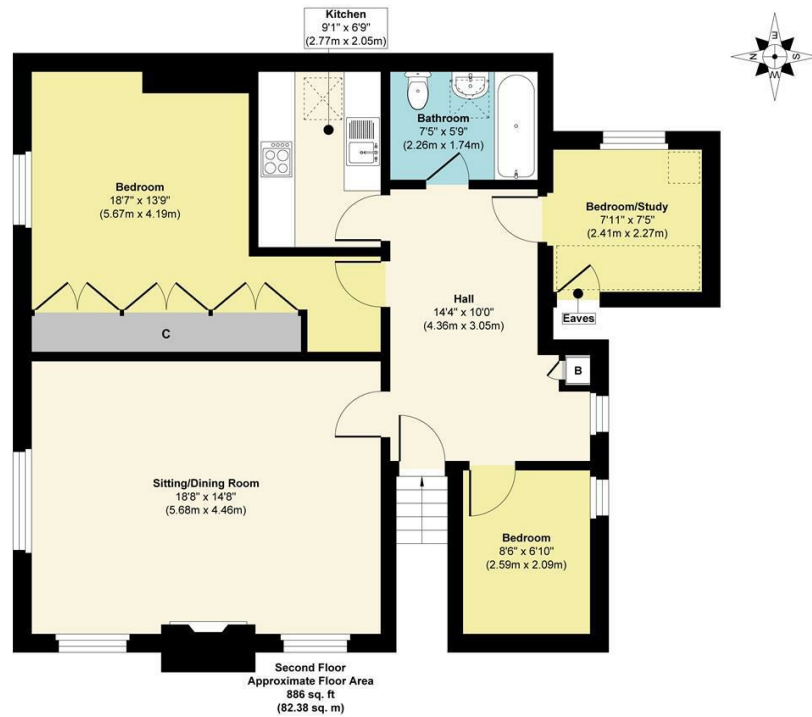
Rawlinson and Webber are delighted to present this exquisite 3-bedroom top-floor apartment, situated on a highly desirable street in East Molesey. This remarkable residence has been tastefully designed, boasting a spacious and bright living/dining room offering breath-taking views of the surrounding areas. Additionally, it features a contemporary kitchen, a generously sized entrance hall that doubles as an office area, 3 bedrooms, and an elegant family bathroom. Furthermore, the property includes off-road parking for one vehicle and a secluded private garden located at the rear that also benefits from approved planning permission for a gazebo and garden room/office.

Elmbridge Planning Numbers:  
 Single Storey Outbuilding: 2020/0137  
 Gazebo: 2020/3130

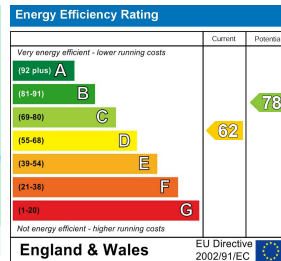
Situated in a much sought-after residential road in East Molesey village, close to the River Thames and within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL ZONE 6, connecting to London Waterloo) and bus terminal (ideal 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.

## Features

- TOP-FLOOR APARTMENT
- 3 BEDROOMS
- LARGE ENTRANCE HALL/STUDY
- LARGE SITTING/DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- 1 PARKING SPACE
- OWN PRIVATE REAR GARDEN
- APPROVED PLANNING FOR PRIVATE GARDEN ROOM/OFFICE & GAZEBO
- EAST MOLESEY



**Approx. Gross Internal Floor Area 886 sq. ft / 82.38 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Council Tax Band

C  
 EPC Rating:  
 D

