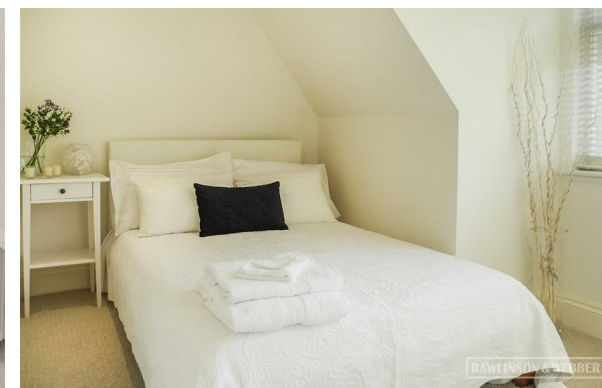


RAWLINSON & WEBBER



18a Bridge Road, East Molesey, Surrey, KT8 9HA

Asking Price £450,000 Leasehold

- SPLIT-LEVEL MAISONETTE
- RECEPTION
- NO ONWARD CHAIN

- 2 DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- EAST MOLESEY

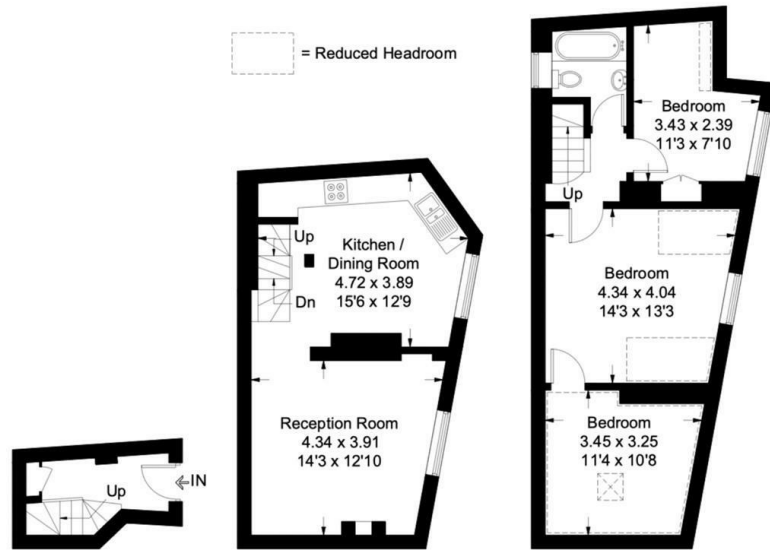
- ENTRANCE LOBBY
- VICTORIAN STYLE

77-79 Walton Road, East Molesey, Surrey, KT8 0DP
020 8941 1234

enquiries@rawlinsonandwebber.co.uk
<https://www.rawlinsonandwebber.co.uk/Contact>

Bridge Road, KT8

Approximate Gross Internal Area = 80.1 sq m / 892 sq ft
(Including Reduced Headroom)



Description

Ground Floor

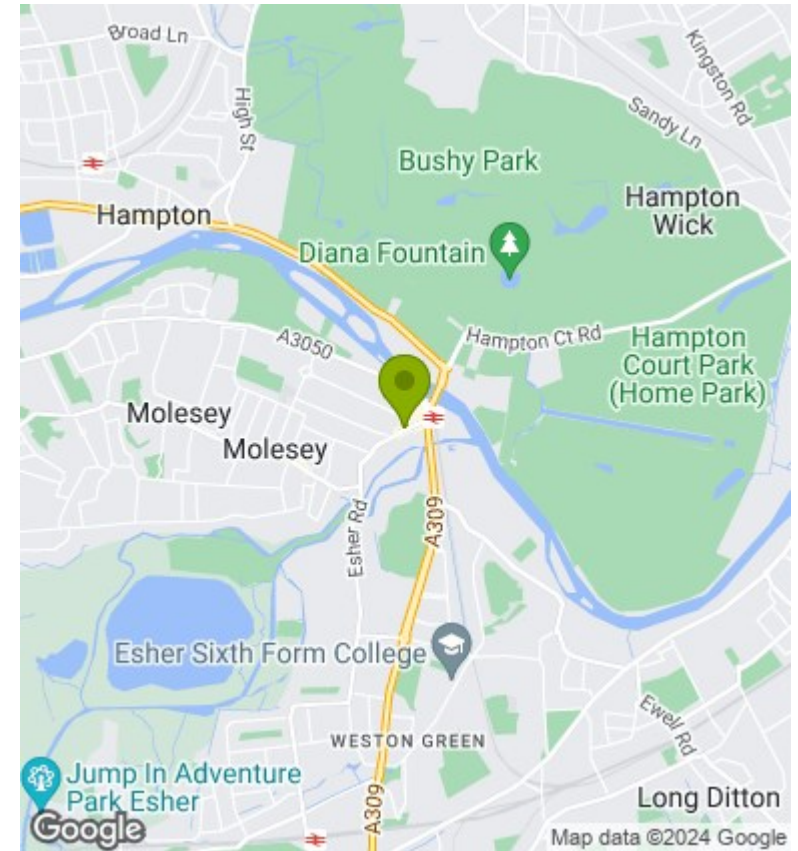
First Floor

Second Floor

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Rawlinson and Webber are pleased to offer this charming two-bedroom split-level maisonette for sale with no onward chain, situated in the heart of Hampton Court's vibrant village. Enjoy easy access to an array of boutiques, restaurants, and trendy cafes, as well as Hampton Court train station, Royal Bushy Park, Hampton Court Palace, and the River Thames.

The accommodation features a private lobby entrance with stairs leading to the first floor, occupying a reception room, and a kitchen/breakfast room, adorned with original wooden beams and large windows. The second floor includes a principal bedroom with an adjoining study/additional bedroom and a second bedroom. A contemporary bathroom completes this beautiful apartment. This property is perfect for those seeking a convenient and stylish home or a buy-to-let with no onward chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

B

EPC Rating:

D