



**RAWLINSON
&WEBBER.**

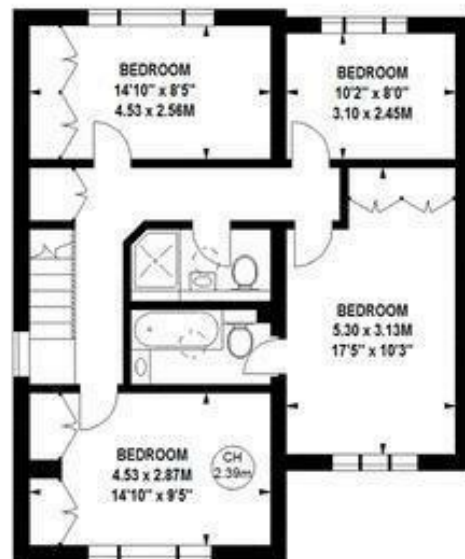
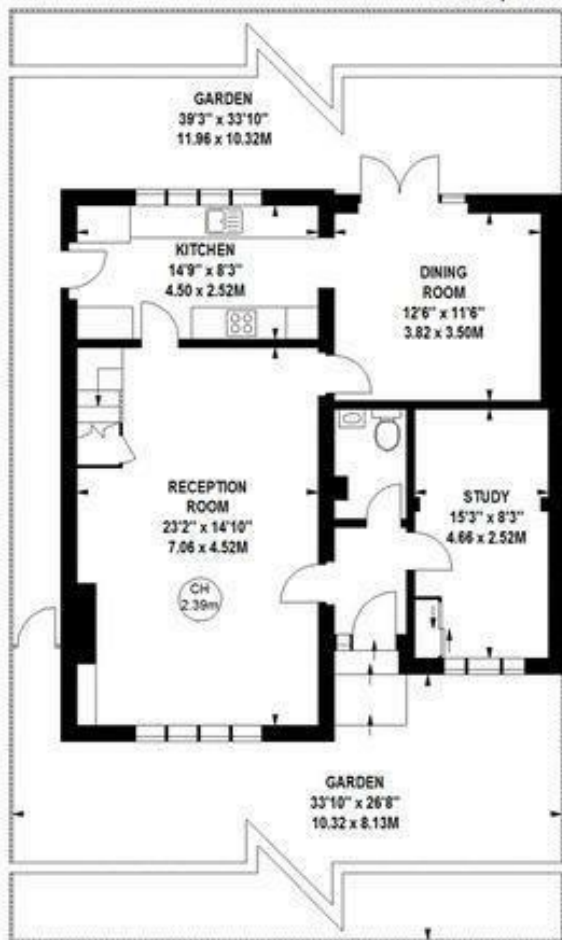
Parsons Mead, East Molesey
Asking Price £1,265,000 Freehold

Parsons Mead, KT8

Approximate gross internal area

1607 sq ft / 149.29 sq m

Key :
CH - Ceiling Height



Ground Floor

First Floor

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

Property 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 a large garden. Additionally, the property's ground floor 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 en-suite bathroom, while the other bedrooms share a family shower room. The rear garden provides privacy and seclusion complete with off-street parking and a mature lawn to the front of the house.

Features

- DETACHED HOUSE
- 4 DOUBLE BEDROOMS
- RECEPTION ROOM
- DINING ROOM
- STUDY
- 2 BATHROOMS & CLOAKROOM
- FRONT & REAR GARDEN
- OFF-STREET PARKING
- SUPERB LOCATON & OUTSTANDING LOCAL SCHOOLS
- EAST MOLESEY

Council Tax Band

F

EPC Rating:

D

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		
EU Directive 2002/91/EC		

62

73

