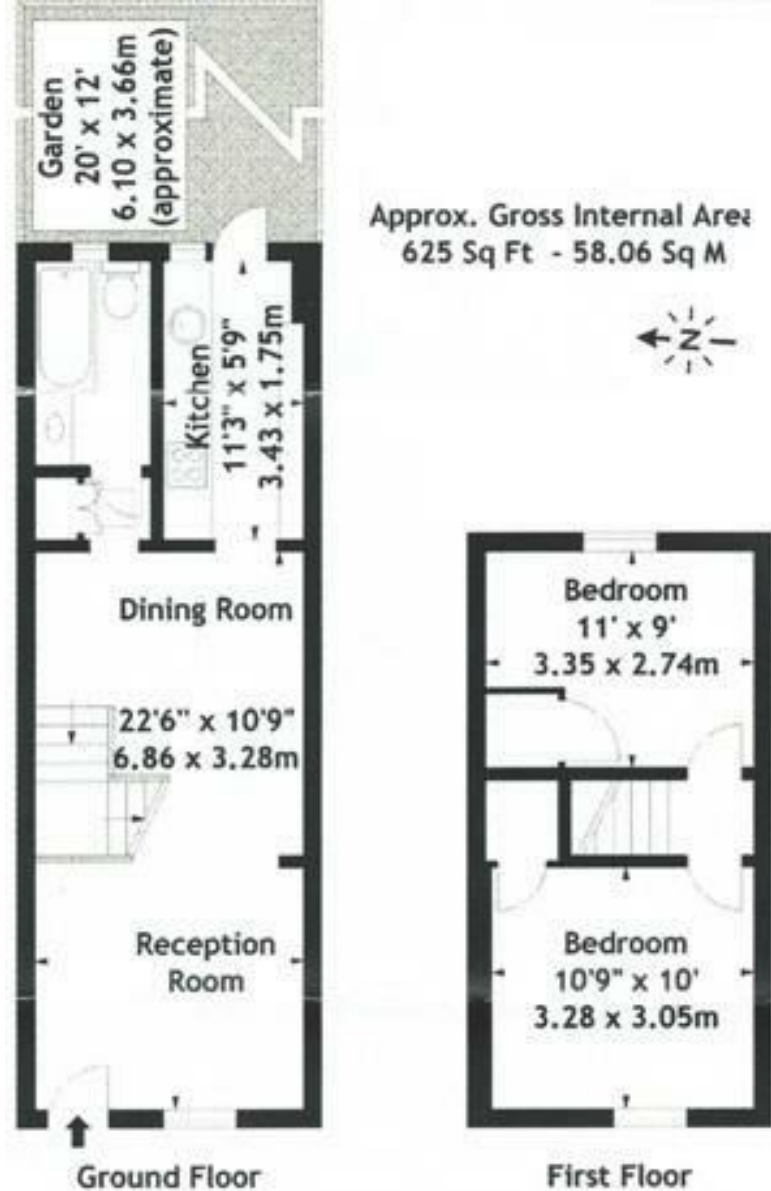




**RAWLINSON
&WEBBER.**

Bell Road, East Molesey
£1,995 Per Calendar Month Freehold



Property Description

Rawlinson and Webber are delighted to present to let this delightful two double-bedroom Victorian Cottage, located in the heart of East Molesey Village, just a stone's throw away from Hampton Court Station.

Entering through the front door you are met with a spacious through lounge and dining area. To the left hand side rear of the property you have your bathroom. Consisting off bath (shower over bath, basin and toilet).

To the right hand side rear you have the galley kitchen, with its efficient layout, presents a practical space for culinary endeavours. Equipped with essential appliances and ample storage options, it allows for easy meal preparation and convenient organisation of kitchen essentials.

Off the kitchen you have door out onto the beautiful low maintenance sun trapped courtyard garden.

Upstairs, there are two generous double bedrooms.

Features

situated in the desirable East Molesey area, the house benefits from a very sought after and convenient location. Residents will find themselves within easy reach of local amenities, including shops, restaurants, and schools. The tranquil surroundings provide a sense of peace and tranquillity, while the vibrant community offers various leisure activities and entertainment options. Hampton Court train station, with regular services to Waterloo, is also easily accessible for the daily commute.

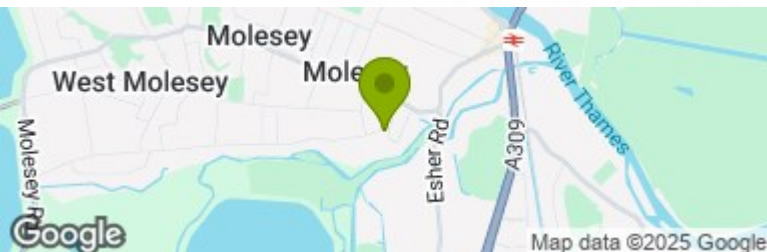
VICTORIAN COTTAGE • 2 DOUBLE BEDROOMS • LOUNGE/DINER • KITCHEN • DOWNST

BATHROOM • COURTYARD GARDEN • GAS

CENTRAL HEATING • DOUBLE GLAZED • EAST

MOLESEY • VIEWING HIGHLY RECOMMENDED

Properties in Bell Road and the surrounding area are in high demand and seldom become available on the market. Early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Council Tax Band

D

EPC Rating:

C