



**RAWLINSON
&WEBBER.**

Belvedere Gardens, West Molesey
£2,150 Per Month Freehold



Property Description

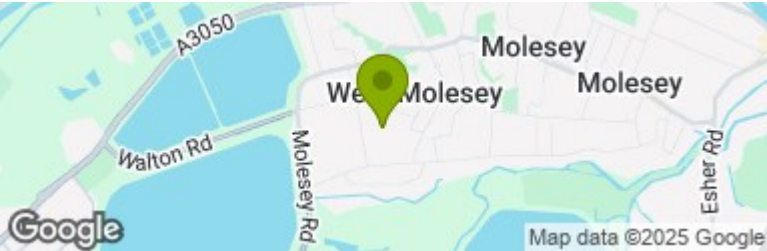
We are pleased to bring to market this recently renovated 3 bedroom 2 storey home in the sought after location of West Molesey.

Ground floor consists of a large reception room with direct access to the west facing private rear garden. A spacious kitchen / dining room with built in appliances. The property also offers a boot room for easy storage of shoes and coats which is situated by the front door.

First floor consists of 2 double bedrooms, a third bedroom, modern bathroom and a sperate WC.

Features

Situated in a much sought-after location of West Molesey. Close to the River Thames and within easy access of East & West Molesey Villages, excellent schools, supermarkets and local amenities. Hampton Court Station (TFL ZONE 8, connecting with London Waterloo) is the local train station and there is a bus service connecting with Kingston and Walton on Thames. Bridge Road with its bustling cafes, restaurants, boutiques and antique shops is a short distance away.
RECENTLY RENOVATED 3-BEDROOM PROPERTY • TWO DOUBLE BEDROOMS • SPACIOUS LIVING ROOM • COMBINED KITCHEN / DINING ROOM • SEPERATE STAND-UP SHOWER & BATH • GAS CENTRAL HEATING • DOUBLE GLAZING • WEST FACING GARDEN



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		

Council Tax Band

D

EPC Rating: