



**RAWLINSON
&WEBBER.**

Walton Road, East Molesey
Asking Price £375,000 Freehold



Property Description

Rawlinson and Webber are delighted to present this superb first-floor split-level apartment for sale with no onward chain. Perfectly positioned in the heart of East Molesey village, the property offers convenient access to well-regarded schools, local amenities, and Hampton Court train station for an easy commute to London.

Spanning across two floors, this beautifully modernised home begins with an entrance hallway featuring staircase access and a convenient cloak cupboard. The stylish, south-facing kitchen is fitted with contemporary base and wall units, along with a generously sized cupboard currently serving as a pantry. Toward the rear of the apartment is a bright and spacious lounge/dining room.

Upstairs, the apartment comprises two generous-sized double bedrooms and a well-appointed family bathroom. A key highlight is the south-facing roof terrace - an ideal spot for a compact seating area or for cultivating potted plants and herbs.

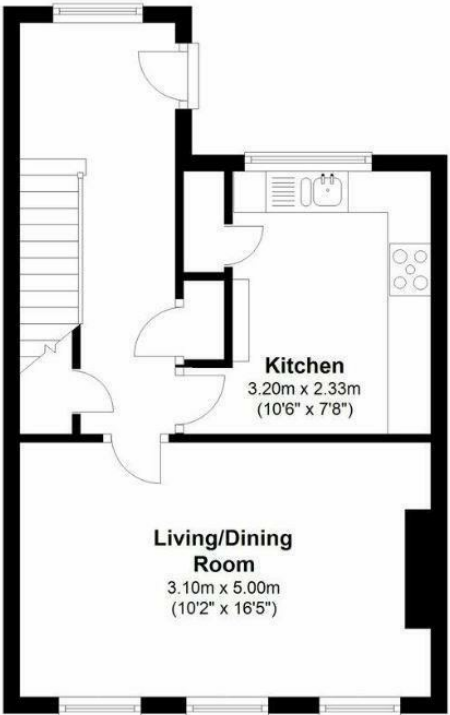
Presented in immaculate condition, this turnkey property is ideal for buyers seeking high-quality finishes and a desirable location within walking distance of everyday conveniences and excellent transport links. Early viewing is highly recommended.

Features

- 1ST FLOOR APARTMENT
- LAYOUT ACROSS 2 STOREY'S
- MODERNISED BY THE CURRENT OWNERS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- LOUNGE
- FAMILY BATHROOM
- SOUTHERLY FACING ROOF TERRACE
- SITUED IN EAST MOLSEY VILLAGE
- NO ONWARD CHAIN

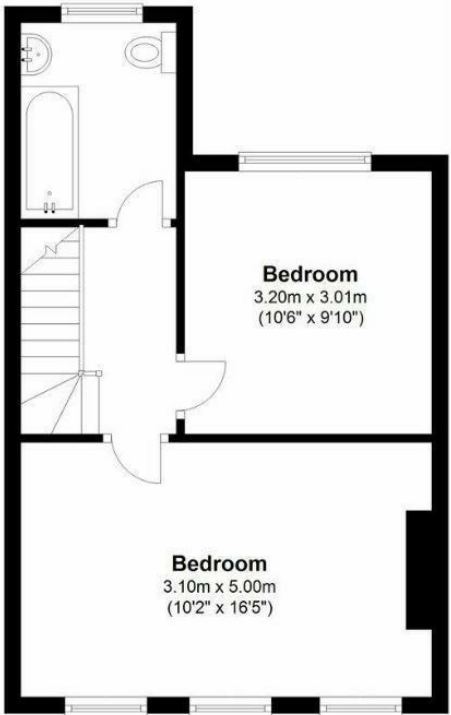
Ground Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)

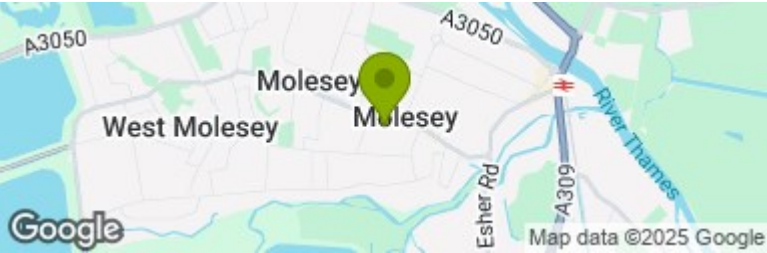


Total area: approx. 70.8 sq. metres (762.2 sq. feet)

Council Tax Band

c

EPC Rating:



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		