

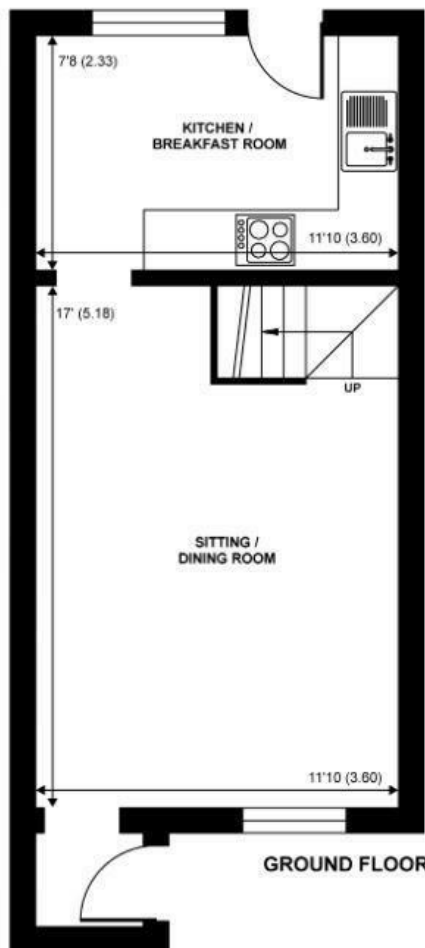


**RAWLINSON
&WEBBER.**

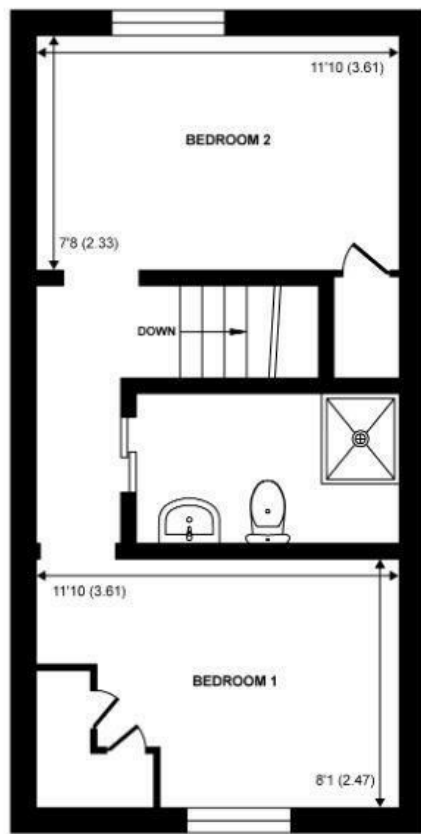
Kings Chase, East Molesey
Guide Price £450,000 Freehold

Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Simpsons Estate Agents ta Curchods. REF: 1244582

Property Description

Discover this charming two double bedroom terrace property, situated in a peaceful cul-de-sac within the desirable Kings Chase Development. The house is located within close proximity to Hampton Court train station (Oyster zone 6), well-regarded schools, local amenities, Hurst Park and the River Thames with its towpath leading to Hampton Court Palace.

The ground floor features an entrance porch, a spacious lounge/dining area with stair access, and a bright kitchen/breakfast room at the rear. The kitchen provides generous storage, an integrated oven, hob, and extractor, and opens directly onto a private rear garden. Upstairs, there are two well-proportioned double bedrooms, each with built-in wardrobes, and a modern shower room shared between them.

Externally, the property benefits from one allocated parking space located at the end of the terrace row and rear pedestrian access from the rear garden.

Features

- TERRACE PROPERTY
- 2 DOUBLE BEDROOMS
- ENTRANCE PORCH
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UPSTAIRS SHOWER ROOM
- PRIVATE REAR GARDEN
- REAR PEDESTRIAN ACCESS
- ALLOCATED PARKING
- CUL-DE-SAC LOCATION

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | | 74 |
| (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 | | |

EPC Rating:

C

Council Tax Band

D

