



**RAWLINSON  
&WEBBER.**

Parsons Mead, East Molesey  
Asking Price £1,200,000 Freehold

RAWLINSON  
&WEBBER

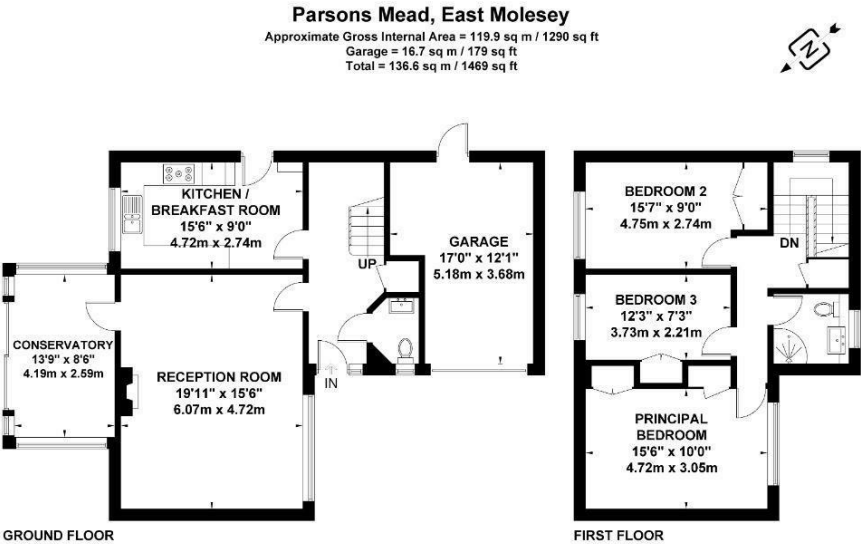
# Property Description

Rawlinson and Webber are thrilled to offer a rare opportunity to purchase this individual detached three bedroom home, with no onward chain and vacant possession. This particular home, offers significant scope for re-development and enlargement, with planning permission already granted in 2020 to substantially extend the home across both levels. (Elmbridge Planning Application - 2020/1577).

The owner has also acquired two small adjacent triangles of land, one of which fronts Palace Road. The owner has informed Rawlinson and Webber that, following their own enquiries and subject to the relevant consent, it may be possible to change the property's address to Palace Road once any redevelopment work has been completed at the property and on the basis the front door being repositioned to front onto Palace Road.

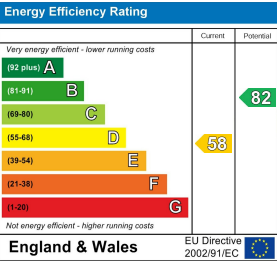
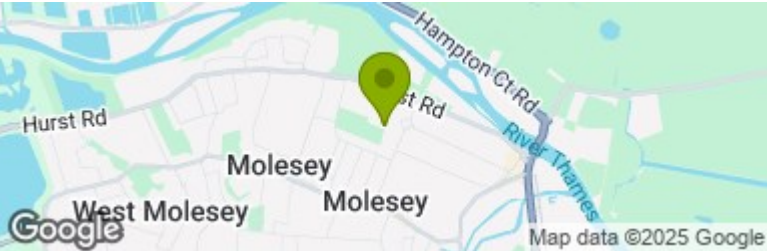
The property currently features; a large entrance hallway with cloakroom, storage and upstairs access. A lounge is positioned to the front of the property and leads out onto the property's conservatory and wrap around garden. Positioned at the rear is a contemporary kitchen/breakfast room with additional side access to the garden. Upstairs, the property comprises three double bedrooms, with the principal and second largest bedroom featuring build-in wardrobes. Shared between the three bedrooms is a modern shower room.

Situated on a corner plot, externally the property features a good-size wrap around garden which is partly walled. A good sized block paved driveway; offers ample off-street parking and leads to the property's own attached garage.



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Council Tax Band F EPC Rating: D



## Features

- DETACHED HOME
- 3 DOUBLE BEDROOMS
- NO ONWARD CHAIN
- PLANNING PERMISSION PREVIOUSLY GRANTED
- PARSONS MEAD AND PALACE ROAD LOCATION
- OFF-STREET PARKING
- GARAGE
- CORNER PLOT
- 0.7 MILES FROM HAMPTON COURT STATION