



**RAWLINSON  
&WEBBER.**

Palmers Grove, West Molesey  
Asking Price £275,000 Freehold

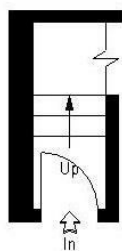


## Palmers Grove, West Molesey, Surrey

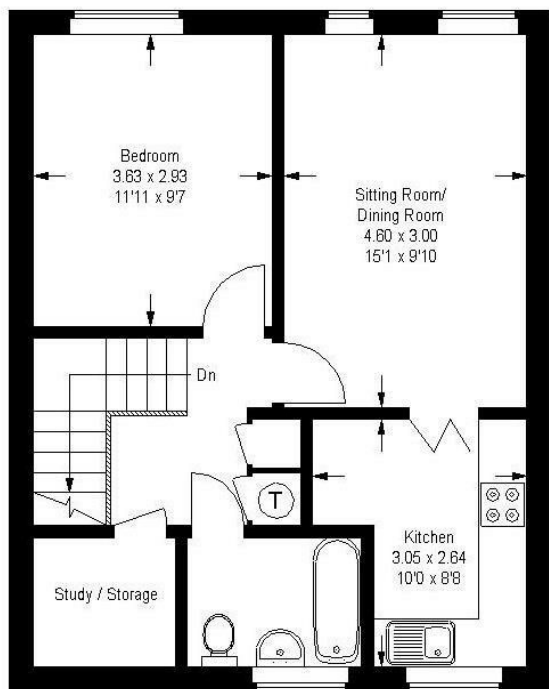
Approximate Gross Internal Area :-  
50 sq m / 538 sq ft



This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ground Floor



First Floor

## Property Description

Rawlinson and Webber are pleased to present this charming one-bedroom first-floor maisonette in Palmers Grove, West Molesey.

The property features a spacious lounge leading to a well-equipped kitchen with ample storage and built-in appliances. The double bedroom offers plenty of room for furniture, complemented by a contemporary bathroom. A versatile study or storage room provides additional flexibility suitable for those who work from home or require extra space for belongings.

For those in need of additional storage, the loft space offers a practical solution, allowing you to keep your living areas clutter-free. Externally, the property benefits from a section of front garden with ample residential parking available closeby, served on a first come; first served basis.

Located close to local amenities, parks, and transport links, this delightful home combines comfort, practicality, convenience and your viewing is highly recommended.

## Features

- FIRST FLOOR MAISONETTE
- DOUBLE BEDROOM
- MODERN FITTED KITCHEN
- LOUNGE/DINER
- WHITE BATHROOM SUITE
- STUDY/STORAGE ROOM
- PRIVATE ENTERANCE
- LOFT STORAGE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SECTION OF FRONT GARDEN

Council Tax Band B

EPC Rating: C

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

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