



**RAWLINSON  
&WEBBER.**

Palmers Grove, West Molesey  
Asking Price £265,000 Freehold

RAW  
&WE

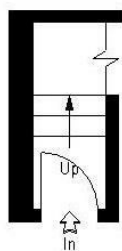


## Palmers Grove, West Molesey, Surrey

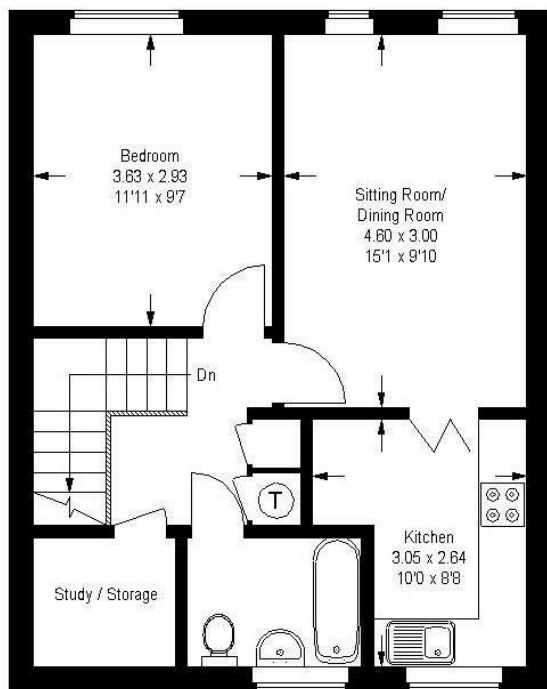
Approximate Gross Internal Area :-  
50 sq m / 538 sq ft



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 storage room/study 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		

74 77

