



**RAWLINSON
&WEBBER.**

Walton Road, East Molesey
£1,650 PCM Freehold

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Property Description

Set above the friendly Walton Road parade, this bright first-floor apartment puts everything great about East Molesey right on your doorstep. Coffee, convenience stores, independent shops and swift links to Hampton Court and Waterloo.

With your own front door off the highstreet, you enter into a large hallway with stairs up to the first floor. Off the landing to the rear of the property is the kitchen and bathroom. Set in the middle is a generous living/dining space with room to zone a sofa area and table. Towards the front of the property are two good sized bedrooms. High ceilings and large sash-style windows give lovely natural light.

Why we love it

Characterful first-floor conversion in the heart of East Molesey's main street

Brilliant day-to-day convenience (Tesco and local independents close by)

Easy commute: Hampton Court Station (Zone 6) for direct trains to Waterloo

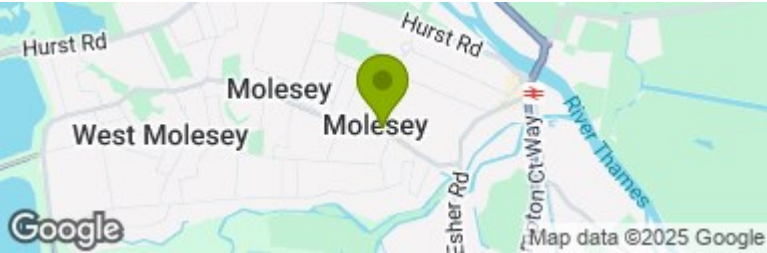
Riverside living moments away — the Thames, Hurst Park and Hampton Court Palace

Features
Well regarded local schools including The Orchard Infants, St Lawrence Juniors and Hinchley Wood secondary

Area highlights

Walton Road is the community hub for East Molesey — think cafés, bakeries, salons and everyday essentials along the parade, with Hampton Court Village/Bridge Road and the Palace a pleasant stroll over the bridge. The Thames towpath and Hurst Park are close for walking, cycling and fishing. For driving there is public parking ready to hand off street, including Walton Road Car Park.

2 • MASONETTE • TWO BEDROOMS • BATHROOM • KITCHEN • DOUBLE GLAZED • LOUNGE • GAS CENTRAL HEATING • EAST MOLESEY VILLAGE • EARLY VIEWING HIGHLY RECOMMENDED



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

Council Tax Band

B

EPC Rating: