



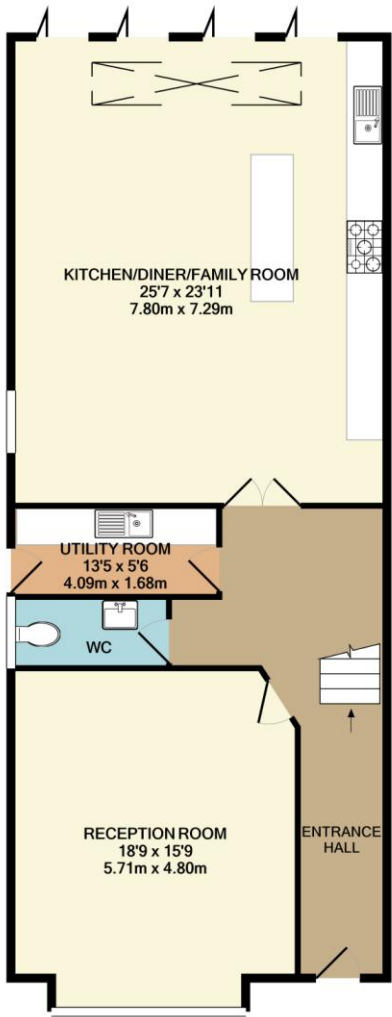
RAWLINSON & WEBBER

£1,500,000 FREEHOLD

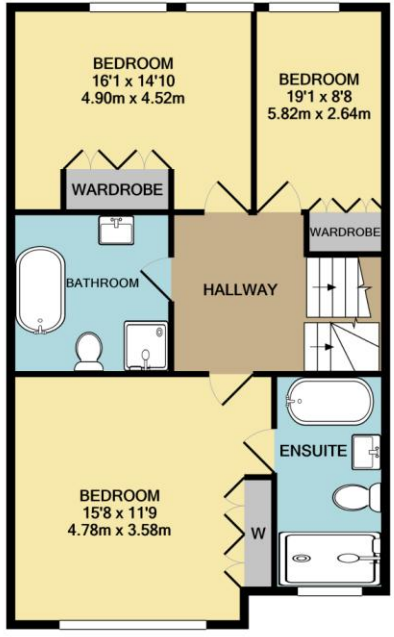
4 SEYMOUR ROAD, EAST MOLESEY, SURREY, KT8 0PF

A BEAUTIFUL 5-BEDROOM, HALL-ADJOINING, SEMI-DETACHED FAMILY HOME

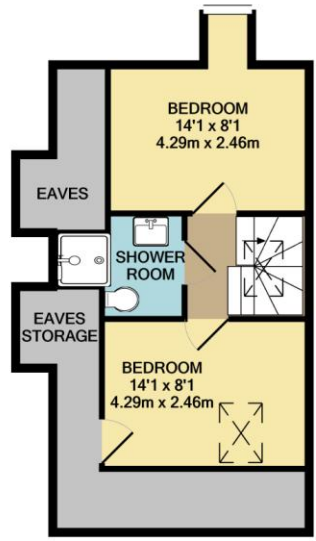




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2691 SQ.FT. (250.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Rawlinson & Webber are delighted to offer for sale, for the first time to the market, this beautiful MODERN, HALLS-ADJOINING family home. The property has been EXCLUSIVELY DESIGNED and incorporates HIGH CEILINGS, UNDERFLOOR HEATING, an AMERICAN FRIDGE/FREEZER and a RANGE COOKER. The beautiful partly paved LANDSCAPED REAR GARDEN is accessed via BI-FOLD DOORS which lead from the OPEN PLAN KITCHEN/DINING/FAMILY ROOM. Further benefits include PLENTY of OFF-STREET PARKING to the front and special mention is made of the EXCELLENT LOCATION in the heart of East Molesey village.

NEW BUILD WARRANTY. NO ONWARD CHAIN.

Situated in a much sought-after residential road in East Molesey village, within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL ZONE 6, connecting to London Waterloo) and bus terminal (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by. Molesey is also serviced by a library and has health/fitness, rowing and cricket clubs amongst others.

