



Walton Road, East Molesey, KT8 0HR

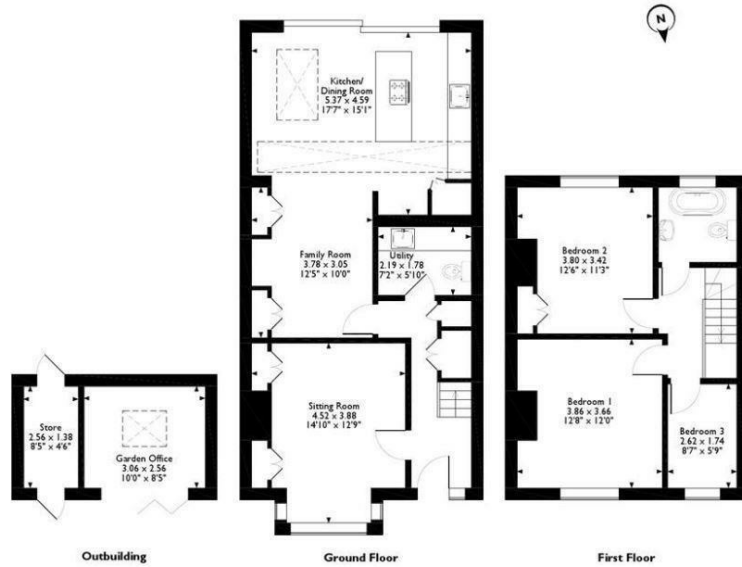
Asking Price £795,000 Freehold

- Planning Permission For Substantial Loft Extension
 - Utility Room/Cloakroom
 - South-Facing Rear Garden
 - East Molesey

- Contemporary Kitchen
- Brick Built Office/Gym at Rear of Garden
- Three/Four Bedrooms

- Within Easy Reach of Local Shops and Amenities
 - *No Onward Chain*
 - Off-Street Parking

Walton Road, East Molesey
 Approximate Gross Internal Area
 Ground Floor = 704 sqft/65 sqm
 First Floor = 451 sqft/42 sqm
 Outbuilding = 126 sqft/12 sqm
 Total = 1281 sqft/119 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	

Rawlinson and Webber are pleased to introduce this fantastic 3/4-bedroom Edwardian property to the market with NO ONWARD CHAIN. This charming home is situated in East Molesey, only moments away from the East Molesey Village, Hampton Court Station and Hampton Court Palace.

Planning permission has been granted to further extend the property into the loft to allow for another sizeable double bedroom, en-suite and a Juliette balcony (Please visit Elmbridge Borough Council - planning application number 2014/2140)

The property has been stylishly decorated throughout but offers desirable Edwardian features such as a fully functioning fireplace, high ceilings, a large bay window, and exposed brickwork. The ground floor comprises a hallway, utility/cloakroom, a sitting room/fourth bedroom, a family room, and a light and airy kitchen/dining room with a large central island and sliding doors overlooking the pretty, south-facing rear garden.

The kitchen, utility room & downstairs hallway all have underfloor heating. The kitchen features integrated Smeg double ovens and double wine fridges. There is also has a fantastic hidden larder as well as other clever storage solutions, luxury granite worksurfaces and antique mirror surrounds.

Upstairs features two sizeable double bedrooms with an additional 3rd bedroom, and well-appointed bathroom to complete the first floor offering.

Externally the property offers a beautiful south-facing rear garden with a patioed seating area, ideal for entertaining. To the rear of the garden is an Astroturf lawn with a built-in trampoline and a substantial brick-built office/gym. Additionally, this property also benefits from off-street parking on its own driveway as well as rear pedestrian access at the end of the terrace.