



RAWLINSON & WEBBER

£1,500,000 FREEHOLD

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

AN IMMACULATE 5-BEDROOM, MODERN, HALLS ADJOINING HOUSE

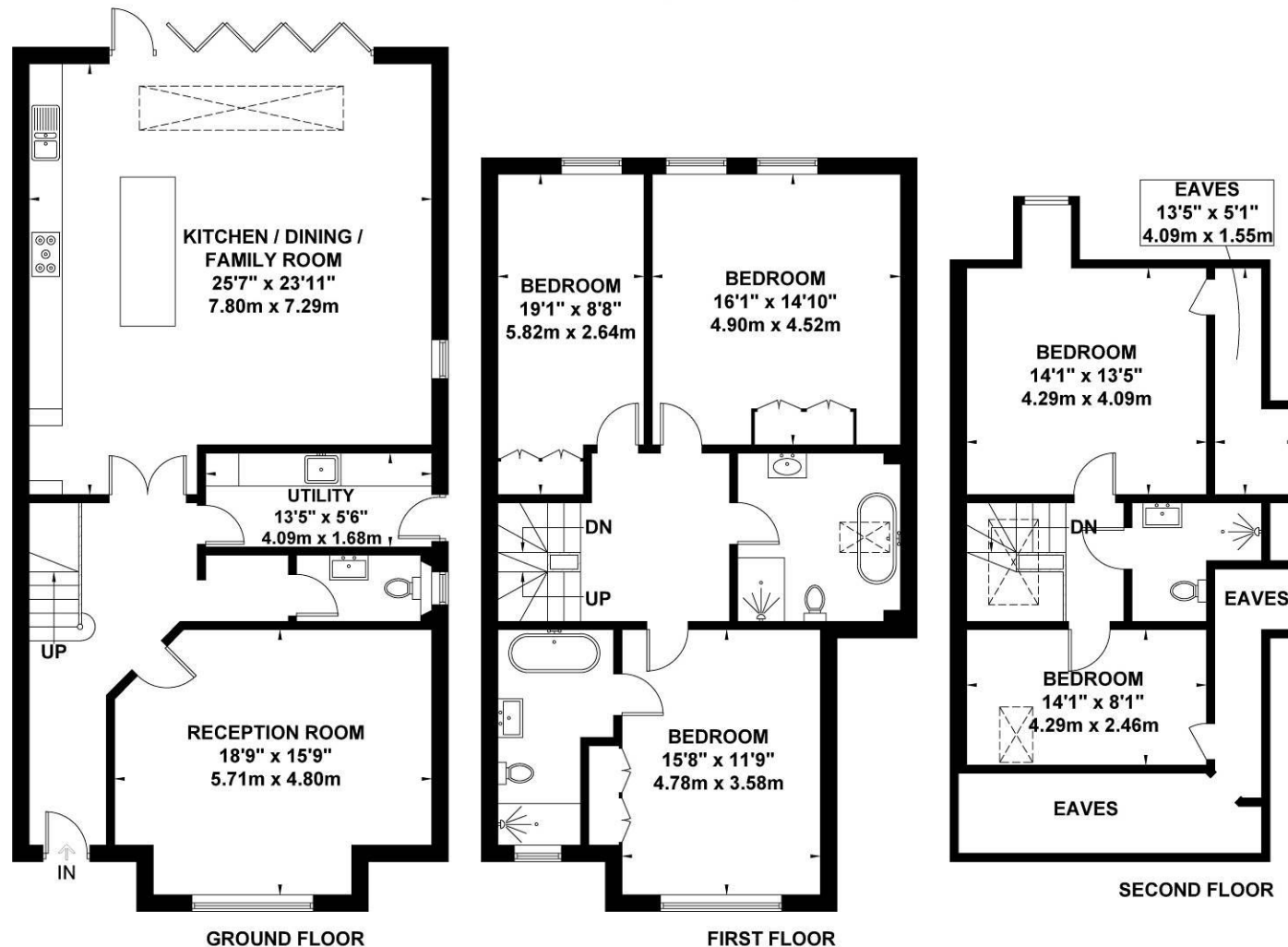


Seymour Road, East Molesey

Approximate Gross Internal Area = 233.7 sq m / 2515 sq ft

Eaves = 16.3 sq m / 175 sq ft

Total = 250.0 sq m / 2690 sq ft



Exposure House © 2019
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).



Rawlinson & Webber are delighted to offer for sale this STUNNING, 5-BEDROOM, MODERN HALLS-ADJOINING family home. This IMMACULATE, new-build property has been EXCEPTIONALLY DESIGNED to include HIGH CEILINGS, UNDERFLOOR HEATING, AMERICAN FRIDGE/FREEZER and a RANGE COOKER. Particular mention is made of the SPACIOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM which has BI-FOLD DOORS leading to a partly paved patio and LANDSCAPED REAR GARDEN. Further benefits include PLENTY OF OFF-STREET PARKING at the front on its OWN DRIVEWAY. This exceptional property which has been CONSTRUCTED TO A VERY HIGH STANDARD is nestled in a PRIME LOCATION in the HEART OF EAST MOLESEY VILLAGE and is offered for sale with NO ONWARD CHAIN. Your early internal viewing is a must.

Please note that some of the photographs may be of the adjoined semi-detached house which is a mirror image of this house.

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.

