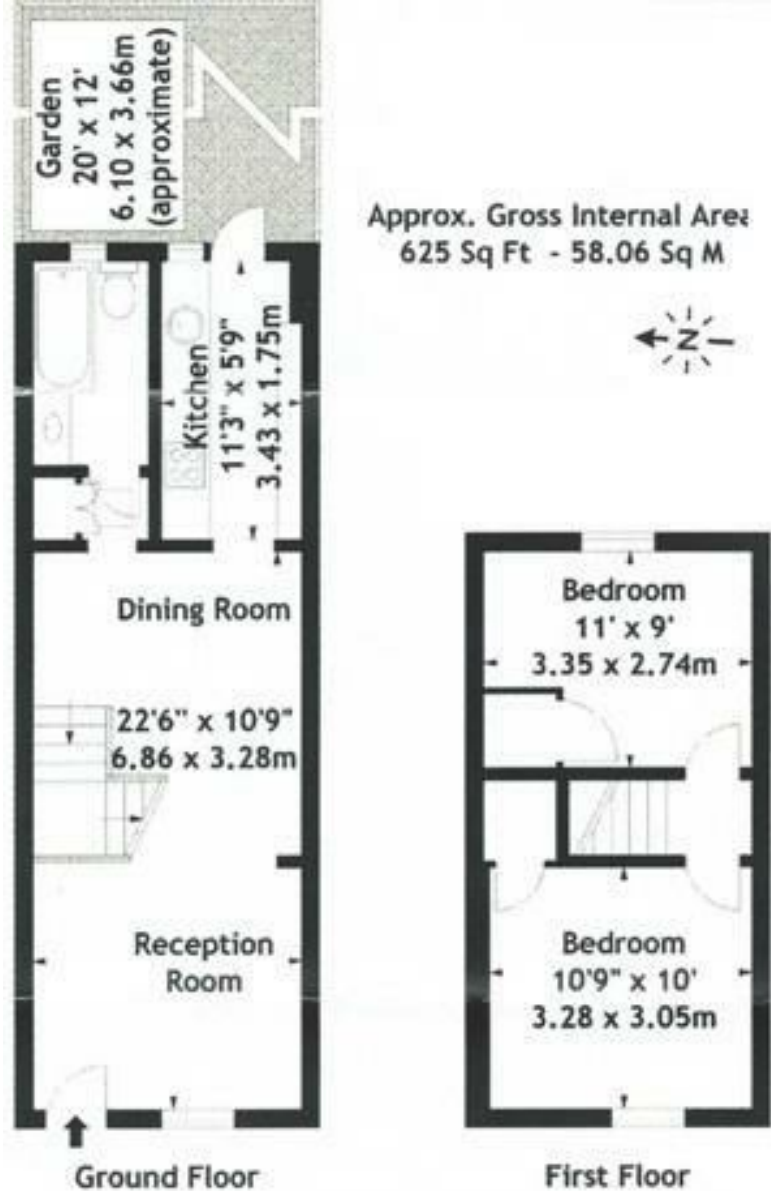




**RAWLINSON  
&WEBBER.**

Bell Road, East Molesey  
£2,250 Per Calendar Month Freehold

**RAWLINSON  
&WEBBER**



## Property Description

Rawlinson and Webber are delighted to present to let this delightful two double-bedroom Victorian Cottage, located in the heart of East Molesey Village, just a stone's throw away from Hampton Court Station.

Entering through the front door you are met with a spacious through lounge and dining area. To the left hand side rear of the property you have your bathroom. Consisting off bath (shower over bath, basin and toilet).

To the right hand side rear you have the galley kitchen, with its efficient layout, presents a practical space for culinary endeavours. Equipped with essential appliances and ample storage options, it allows for easy meal preparation and convenient organisation of kitchen essentials.

Off the kitchen you have door out onto the beautiful low maintenance sun trapped courtyard garden.

Upstairs, there are two generous double bedrooms.

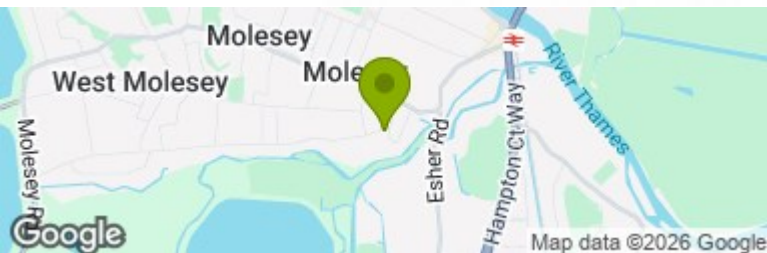
## Features

Located in the desirable East Molesey area, the house benefits from a very sought after and convenient location. Residents will find themselves within easy reach of local amenities, including shops, restaurants, and schools. The tranquil surroundings provide a sense of peace and tranquillity, while the vibrant community offers a variety of leisure activities and entertainment options. Hampton Court train station, with regular services to Waterloo, is also easily accessible for the daily commute.

**VICTORIAN COTTAGE • 2 DOUBLE BEDROOMS • LOUNGE/DINER • KITCHEN • DOWNSTAIRS BATHROOM • COURTYARD GARDEN • GAS**

**CENTRAL HEATING • DOUBLE GLAZED • EAST MOLESEY • VIEWING HIGHLY RECOMMENDED**

Properties in Bell Road and the surrounding area are in high demand and seldom become available on the market. So don't miss this opportunity. **VIEWING HIGHLY RECOMMENDED**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band

D

## EPC Rating:

C