



**RAWLINSON  
&WEBBER.**

Hurst Lane, East Molesey  
Offers In Excess Of £450,000 Freehold

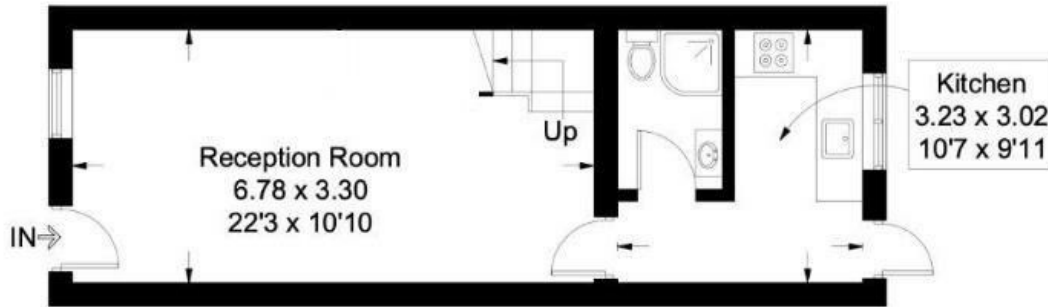
## Hurst Lane, KT8

Approximate Gross Internal Area = 56.7 sq m / 611 sq ft  
 Home Office = 3.4 sq m / 37 sq ft  
 Total = 60.1 sq m / 648 sq ft



**First Floor**

(Not Shown In Actual Location / Orientation)



**Ground Floor**

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Property Description

Rawlinson and Webber are delight to welcome to the market this charming and stylishly presented end-of-terrace Victorian cottage situated on a highly sought-after residential road in East Molesey, offering convenient access to the High Street.

Upon entering, you are welcomed into a spacious reception room, which flows seamlessly past a modern downstairs bathroom, kitchen and a door then leading to the rear garden. Stairs from the reception room lead to both bedrooms and a small landing with loft access. The rear garden is private with a raised decking and a seating area, perfect for entertaining, along with a home office and very useful rear pedestrian access. The garden office is also fully insulated with the bonus of a CAT 6 internet cable.

SOLD WITH NO ONWARD CHAIN

Molesey High Street offers a variety of well-known and independent shops, while Hampton Court, with its vibrant mix of cafés, bars, restaurants, and a mainline station providing regular services to London Waterloo, is just 0.9 miles away. The area is home to several excellent schools, including The Orchard, St Lawrence, and St Paul's primary schools.

## Features

- VICTORIAN COTTAGE
- 2 DOUBLE BEDROOMS
- RECEPTION/DINING ROOM
- MODERN KITCHEN
- GROUND-FLOOR SHOWER ROOM
- SOUTH-FACING REAR GARDEN
- GARDEN HOME OFFICE WITH CAT 6 INTERNET CABLE
- REAR ACCESS
- CLOSE TO HAMPTON COURT STATION
- NO ONWARD CHAIN

EPC Rating:

D

Council Tax Band:

D

