



**RAWLINSON
&WEBBER.**

Glebelands, West Molesey
£2,750 Per Calendar Month Freehold

2, Glebelands, West Molesey, KT8 2PY



Property Description

Welcome to this charming 3-bedroom semi detached house, located in the delightful neighbourhood of West Molesey, Surrey. Boasting an array of impressive features and ample living space, this property offers the perfect combination of comfort and convenience.

Upon entering, you will find a well-appointed kitchen, thoughtfully designed to cater to your culinary needs. With ample counter space, modern appliances, and plenty of storage options, this kitchen is a haven for aspiring chefs and avid food enthusiasts.

Adjacent to the kitchen, you are greeted by a spacious and inviting lounge, providing an ideal space for relaxation and entertainment. The natural light streaming in through the windows accentuates the warm and welcoming atmosphere of the room.

Step outside and discover a private rear garden, offering a peaceful sanctuary where you can unwind amidst nature's tranquility. This outdoor space provides the perfect setting for hosting gatherings, enjoying al fresco dining, or simply basking in the sunshine.

This property also features a utility room, providing convenient space for laundry and additional storage. Additionally, a study offers the perfect spot for those seeking a quiet space to work, study, or pursue their hobbies.

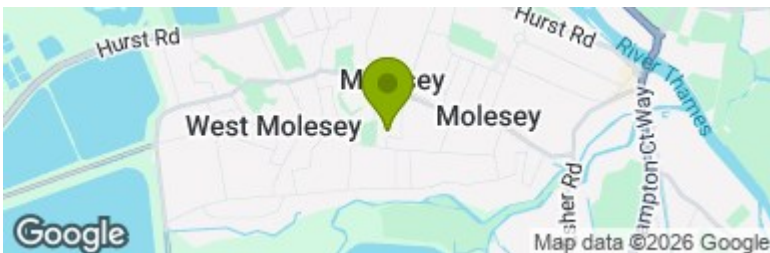
Upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat for a good night's rest. The tastefully designed bathroom, complete with modern fixtures and fittings, provides a refreshing sanctuary to start and end your day.

Features

For added convenience, a driveway is available, ensuring hassle-free parking for you and your guests.

Situated in a much sought after location in West Molesey. Close to the River Thames and within easy access of East & West Molesey Villages, excellent schools, supermarkets and local amenities. Hampton Court Station (TFL ZONE 6, connecting with London Waterloo) is just a short walk away and there is a bus service connecting with Kingston and Walton on Thames.

3 BED SEMI DETACHED HOUSE • KITCHEN • LOUNGE • UTILITY ROOM • STUDY • DOUBLE GLAZED • GAS CENTRAL HEATING • DRIVEWAY • WEST MOLESEY • EARLY VIEWING HIGHLY RECOMMENDED



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

Council Tax Band

D

EPC Rating: