



**RAWLINSON
&WEBBER.**

Hurst Lane, East Molesey
Guide Price £1,200,000 Freehold

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Total Area: 190.3 m² ... 2049 ft²
All measurements are approximate and for display purposes only.

Property Description

Rawlinson and Webber are very pleased to be able to market this spacious detached 1930's house which we believe has been significantly extended since it's original construction and now provides the opportunity for updating and modernising, in order to create a beautiful family home of the buyer's choosing.

The house stands on a very large plot and benefits from a driveway affording off-road parking for numerous vehicles and also benefits from a huge West facing rear garden, split into various sections.

The ground floor is nicely laid out with 2/3 reception areas, a useful utility room and combined w/c and with access to the attached garage. There is also wide, side access on the south side of the property.

There are 4 good size bedrooms on the first floor as well as an en-suite to the Master bedroom, a family bathroom and separate w/c.

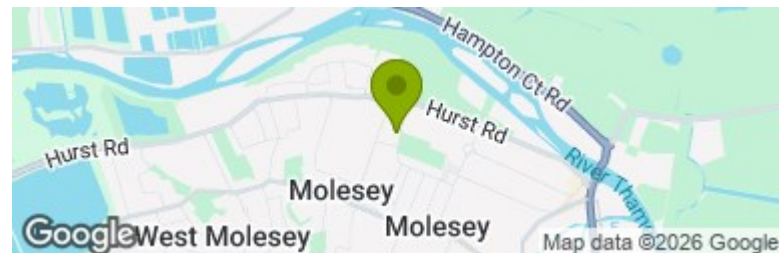
The amazing, west facing rear garden comprises a large lawn, greenhouse; kitchen/garden section, plus a detached timber Cabin, ready to be completed decoratively internally and utilised for many different purposes.

This superb property represents an excellent opportunity for refurbishment to the buyer's own taste and style - it sits in a fabulous location in East Molesey, within easy access to the open spaces of Thames footpaths, rowing club and cricket grounds and it's not far to Hampton Court Train Station and as well as local shops and other amenities.

This home will be sold with immediate vacant possession.

Features

- BEAUTIFUL FOUR BEDROOM DETACHED 1930S PROPERTY
- TWO/THREE RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- KITCHEN/BREAKFAST AREA
- UTILITY ROOM/WC WITH ACCESS TO ATTACHED GARAGE
- LARGE PLOT WEST FACING GARDEN & WIDE SIDE ACCESS ON THE SOUTH SIDE
- GREENHOUSE PLUS A TIMBER CABIN
- EXCELLENT OPPORTUNITY FOR REFURBISHMENT
- VACANT POSESSION
- EAST MOLESEY



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

Council Tax Band:

G

EPC Band:

C