



**RAWLINSON
&WEBBER.**

Hurst Lane, East Molesey
£2,280 PCM Freehold



Property Description

Rawlinson & Webber are pleased to offer this charming two bedroom cottage, ideally positioned on Hurst Lane in East Molesey.

The property offers approximately 635 sq ft of well-arranged accommodation and combines a warm cottage feel with a practical layout suited to modern day-to-day living.

The ground floor comprises a stylish fitted kitchen, bathroom and an impressive reception room extending to approximately 22'6" in length. The living space provides plenty of room for both relaxing and dining, with attractive timber flooring and exposed ceiling beams adding character to the room.

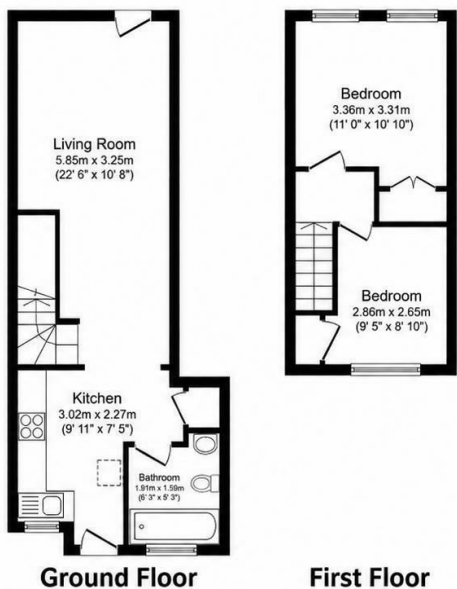
The kitchen is fitted with a good range of contemporary units, wooden worktops, tiled splashbacks and integrated cooking appliances, while the bathroom is finished with attractive metro-style tiling and a white suite including bath with shower over.

Features

Upstairs has two well-proportioned bedrooms. The principal bedroom is a comfortable double, while the second bedroom offers excellent flexibility as a guest room, nursery or home office.

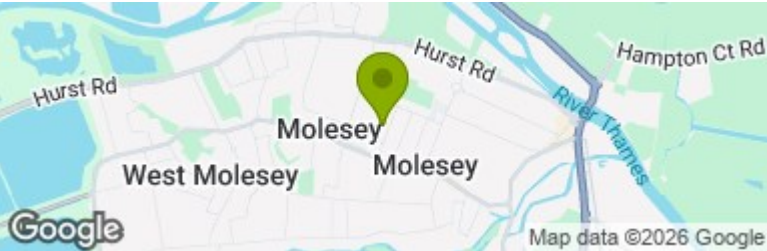
TWO DOUBLE BEDROOM COTTAGE • POPULAR EAST MOLESEY LOCATION • APPROX 635 SQ FT • SPACIOUS 22'6" RECEPTION ROOM • STYLISH FITTED KITCHEN • GROUND FLOOR BATHROOM • CHARACTER FEATURES INCLUDING TIMBER FLOORING THROUGHOUT • VICTORIAN • CLOST TO HURST PARK, THE RIVER THAMES AND HAMPTON COURT

A charming and well-presented two bedroom home in a highly convenient East Molesey location.



Total floor area 59.0 sq. m. (635 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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

D

EPC Rating:

D