

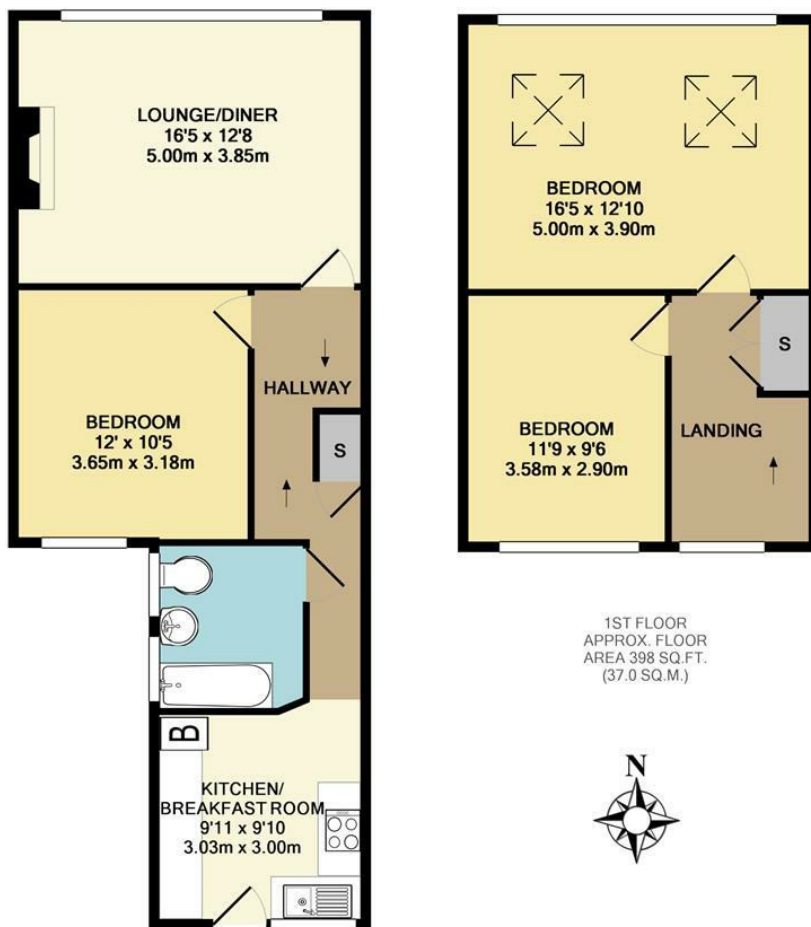


**RAWLINSON
&WEBBER.**

Walton Road, East Molesey
Asking Price £430,000 Freehold

RAWLINSON
&WEBBER

RAWLINSON
&WEBBER



GROUND FLOOR
APPROX. FLOOR
AREA 574 SQ.FT.
(53.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

Property Description

A beautifully presented and characterful three-bedroom split-level maisonette, offering approximately 972 sq ft of accommodation and occupying the upper floors of a period property in the heart of East Molesey.

The property is in lovely condition throughout and offers an excellent amount of space for an apartment, with the accommodation arranged over two floors and a particularly versatile layout.

On the lower level is a spacious lounge/dining room measuring approximately 16'5" x 12'8", with a feature fireplace and plenty of room for both seating and dining areas. The separate kitchen/breakfast room provides good storage and workspace, while a stylish modern bathroom features a freestanding roll-top style bath with shower over.

Also on this floor is a generous double bedroom. Upstairs are two further bedrooms, including an impressive principal bedroom measuring approximately 16'5" x 12'10". The third bedroom offers excellent flexibility and would work equally well as a bedroom, home office, nursery, playroom or dedicated study.

The property has a warm, individual feel throughout and combines period proportions with tasteful modernisation, making it ideal for buyers wanting something with more character than a typical modern apartment.

Located on Walton Road, the property is extremely well placed for East Molesey's local shops, cafés and amenities, with Bridge Road and Hampton Court also within easy reach. The area offers excellent access to the River Thames, Bushy Park and Hampton Court Palace, while Hampton Court station provides rail services into London Waterloo.

Features

- THREE BEDROOM SPLIT-LEVEL MAISONETTE
- APPROX 972 SQFT
- SPACIOUS LOUNGE / DINING ROOM
- SEPERATE KITCHEN / BREAKFAST ROOM
- STYLISH BATHROOM WITH FREESTANDING BATH
- LARGE PRINCIPAL BEDROOM
- FLEXIBLE THIRD BEDROOM / STUDY
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIME EAST MOLESEY LOCATION
- CLOSE TO LOCAL SHOPS, CAFES & TRANSPORT LINKS

Council Tax Band

EPC Rating:

E

