



**RAWLINSON  
&WEBBER.**

The Fairway, West Molesey  
£2,400 PCM Freehold

RAWLI

RAWLINSON & WEBBER

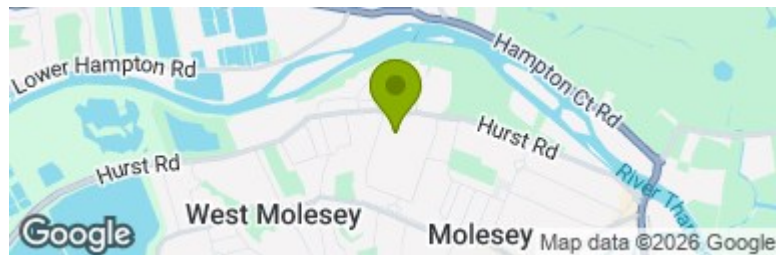
## Property Description

Rawlinson and Webber are pleased to bring to the rental market this spacious 4 double bedroom property. Lovely large private front and rear gardens. Good size reception room and kitchen/dining area. Separate utility room, recently refurbished bathroom, and 4 good size double bedrooms. Your earliest viewing is highly recommended.

SITUATED in the 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 the local train station and there is a bus service connecting with Kingston and Walton on Thames. Bridge Road with its bustling cafes, restaurants, boutiques and antique shops is a short distance away.

**Features**  
 • FOUR DOUBLE BEDROOMS • KITCHEN • LOUNGE • BATHROOM • L FRONT AND REAR GARDEN • CONVENIENT LOCATION • DOUBLE GLAZED • UTILITY AREA • ON STREET PARKING • GAS CENTRAL HEATING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

D

EPC Rating: