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exp<sup>®</sup> uk



## Mole Abbey Gardens, West Molesey, KT8 1QD

Offers Over £775,000

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Please Quote JI0900 (JI are my initials) For All Enquiries.

This beautifully presented three-bedroom semi-detached house is located in the tranquil Mole Abbey Gardens, West Molesey. Perfect for families seeking space, convenience, and a peaceful setting, this property offers versatile living spaces and thoughtful features throughout.

The ground floor boasts a spacious layout, including a modern kitchen with integrated appliances and plenty of work surface, ideal for culinary enthusiasts. The generous lounge/diner features an elegant electric fireplace and enjoys views of the garden, with large windows allowing natural light to flood the space. The side extension houses a cosy conservatory, currently used as a children's playroom. The garage has been cleverly converted into a functional office/study but could easily serve as a guest room if needed.

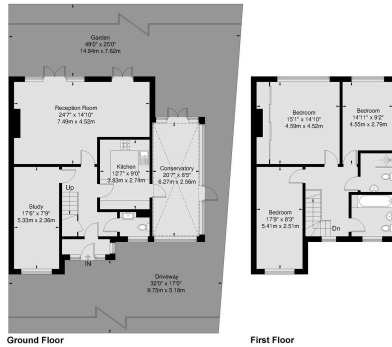
Upstairs, the master bedroom features a built-in wardrobe, providing excellent storage, alongside two additional well-proportioned bedrooms. The interiors are in excellent decorative order, complemented by two newly fitted bathroom and shower room, ensuring a fresh and modern feel throughout the home. There is also the opportunity to extend into the loft, subject to planning permission.

The property benefits from a large driveway, providing ample off-street parking. The generous rear garden is a standout feature, offering privacy and low-maintenance living with two patio areas and artificial grass. A unique highlight is the 'secret' gate at the back of the garden, which opens directly onto extensive playing fields – a true paradise for children and a wonderful space for outdoor activities.

Nestled in a quiet and peaceful area, Mole Abbey Gardens is ideally located near excellent train links from Hampton and Hersham stations, as well as a range of supermarkets, shops, and good schools. The Thames and its surrounding green spaces offer plenty of recreational opportunities, making this an ideal setting for families.



Mole Abbey Gardens  
Approx Gross Internal Area  
Ground Floor = 78.1 Sq m / 840 Sq Ft  
First Floor = 61.0 Sq m / 658 Sq Ft  
Total = 139.1 Sq m / 1498 Sq Ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Not drawn to scale, unless stated.  
Dimensions shown are to the nearest 1/2" and are to the points indicated by the arrow heads.

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- Modern kitchen with integrated appliances
- Cosy conservatory
- Newly fitted bathrooms
- Located in a quiet and peaceful area close to train links from Hampton Court and Hersham stations
- Stunning three bedroom two bathroom semi-detached home
- Spacious lounge/diner featuring an electric fireplace and garden views
- Low-maintenance private garden
- Large driveway offering ample off-street parking
- Proximity to supermarkets, good schools, the Thames, and surrounding green spaces, perfect for families

