



**RAWLINSON & WEBBER**

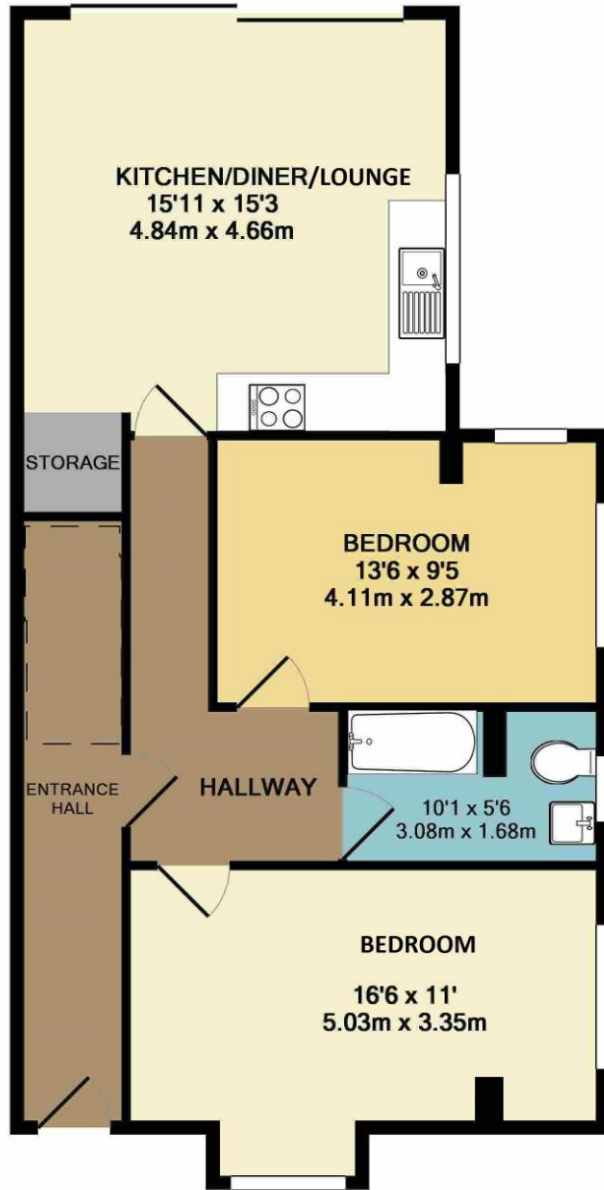
**£449,950 LEASEHOLD**

RAWLINSON & WEBBER

# 50 BEAUCHAMP ROAD, WEST MOLESEY, SURREY, KT8 2PG

## A BEAUTIFULLY PRESENTED 2-DOUBLE BEDROOM VICTORIAN CONVERSION FLAT





TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A FANTASTIC OPPORTUNITY to purchase this WONDERFUL GROUND FLOOR VICTORIAN CONVERSION FLAT. The property is BEAUTIFULLY PRESENTED and boasts 2 DOUBLE-BEDROOMS, a PRIVATE SOUTH FACING REAR GARDEN and OFF-STREET PARKING. Further benefits include GAS CENTRAL HEATING, DOUBLE GLAZING and ENTRY PHONE ACCESS. A fantastic purchase for a DOWNSIZER, FIRST-TIME BUYER or INVESTOR. Your early viewing is highly recommended. NO ONWARD CHAIN

Situated in a 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 cafés, restaurants, boutiques and antique shops is a short distance away.

