



**RAWLINSON
&WEBBER.**

Beauchamp Road, West Molesey
Asking Price £850,000 Freehold



Approximate Gross Internal Floor Area: 101 m sq / 1085 sq ft

Property Description

Nestled on the desirable Beauchamp Road in West Molesey, this exquisite 3 double bedroom detached Victorian home seamlessly blends period charm with modern designs.

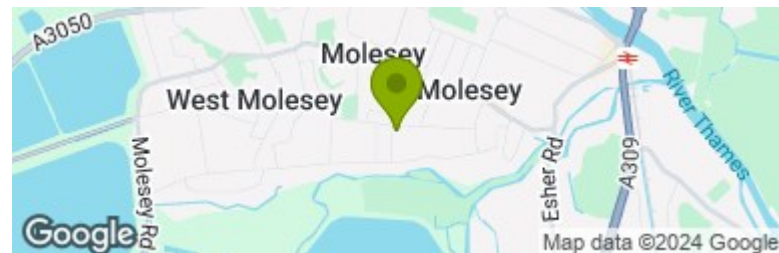
Upon entering, you are greeted by a front-facing lounge with a period fireplace, and a beautiful bay sash window that floods the room with natural light. The adjacent family room offers a cosy space for relaxation and provides stair access. A convenient shower room is accessible via the family room, one of two of the property's bathrooms. The heart of the home is the well-appointed kitchen, equipped with timeless navy-blue units, quartz countertops and a butler sink. The kitchen opens into a generously sized dining area, featuring wall-length bi-folding doors providing direct access to the beautifully landscaped rear garden, perfect for indoor/outdoor dining and enjoying warm summer days. Completing the ground floor is a convenient utility room.

Upstairs, the property features three well-proportioned double bedrooms. The principle bedroom is particularly spacious, offering built-in storage and a charming period fireplace. The family bathroom is tastefully designed, featuring a contemporary oval-shaped standalone bath with a stunning green backdrop with an open shelf.

Externally, the landscaped rear garden benefits from a mature lawn and two patio areas ideal for garden furniture and entertaining guests. The property further benefits from off-street parking on its own driveway. This property presents a rare opportunity to acquire a detached Victorian home with modern designs in one of Molesey's most coveted locations. Quality schools such as St Albans, The Orchard, and St Lawrence are within very easy reach as is East Molesey village and Hampton Court Station for the daily commuter.

Features

- DETACHED VICTORIAN PROPERTY
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN
- MODERN BATHROOM
- G/F SHOWER ROOM
- UTILITY ROOM
- OFF-STREET PARKING
- REAR GARDEN
- RETAINS ORIGINAL VICTORIAN FEATURES



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(54-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

EPC Rating: E

Council Tax Band E