



**RAWLINSON  
&WEBBER.**

Beauchamp Road, West Molesey  
Asking Price £779,950 Freehold



Total area: approx. 138.6 sq. metres (1491.4 sq. feet)

## Property Description

Rawlinson and Webber are thrilled to offer for sale with no onward chain, this charming four-bedroom, two bathroom, semi-detached home situated in the highly sought-after Beauchamp Road, close to the East/West Molesey borders.

Beautifully presented to incorporate modern fixtures and fittings, this wonderful home features a large entrance hallway with stair access and a cupboard space, a front-facing lounge with oak wooden flooring and wooden window shutters. Moving further into the property is a second reception room - currently used as a children's play room, styled with T-bar glass wall and door and provides access to the front-facing store room and a rear cloak room and utility space.

A large kitchen/family/dining room is set to the rear of the property, with a contemporary eye and base level units in dove-grey, quartz counter tops and breakfast bar, built-in appliances and a Falcon range oven. Large bi-folding doors open onto the sunny south-facing rear garden.

The first floor comprises two double bedrooms with built-in wardrobes, as well as a good-size third bedroom with its own built-in wardrobe and a modern family bathroom. The second floor features a landing area, a modern shower room and a large principle bedroom with panoramic views of the surrounding area and allotments.

Externally, the property benefits from off-street parking on its own driveway - suitable for two cars, a large south-facing rear garden with a brick-built home office with power & light. We highly recommend your early viewings.

## Features

- SEMI-DETACHED HOME
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTION ROOMS
- KITCHEN/DINING ROOM
- UTILITY, CLOAK ROOM & STORAGE ROOM
- OFF-STREET PARKING
- SOUTH-FACING REAR GARDEN
- GARDEN OFFICE
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	84
EU Directive 2002/91/EC			

EPC Rating: **C**

Council Tax Band **E**