



**RAWLINSON
&WEBBER.**

Beauchamp Road, West Molesey
Asking Price £775,000 Freehold

Property Description

Rawlinson and Webber are excited to bring to market this beautifully presented four-bedroom semi-detached home, ideally located on the East/West Molesey borders. This property has been thoughtfully extended at the rear and also benefits from a loft conversion, providing very spacious family accommodation.

Entering into the property is a spacious entrance hallway, a front reception room which is currently used as a home office but could easily serve as a fifth bedroom or second reception space. There's also a convenient downstairs shower room with a W/C and sink. The second reception room is a cosy living space featuring an open fireplace, leading into a bright and airy kitchen/breakfast room. This space boasts a vaulted ceiling with Velux windows, ample storage, worktop space, and French doors that open onto the rear south facing garden.

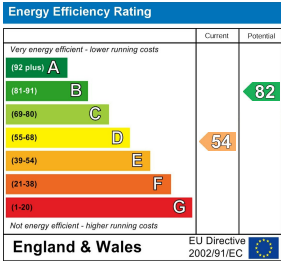
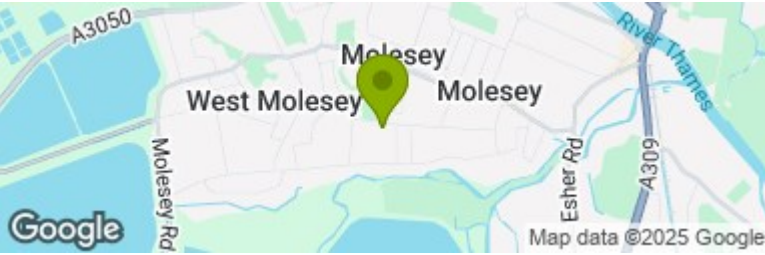
Upstairs, the first-floor landing is filled with light from the side aspect window, leading to two spacious double bedrooms, a third good-sized bedroom, and a modern family bathroom with a matching white suite. A second staircase leads to the impressive loft conversion, where the large dual-aspect master bedroom offers stunning southerly views over the garden and allotments beyond.

The south-facing rear garden features a patio, lawn, and an array of mature shrubs, plants, and trees. A detached garage with power and lighting is positioned at the rear, with the added benefit of side pedestrian access. At the front, the property benefits from off-street parking on its own drive-way suitable for two or more cars. Additional features include double glazing and gas central heating.

It's conveniently close to East Molesey Village and Hampton Court, with its historic Palace, train station (Oyster Zone 6), and a vibrant mix of pubs, cafes, restaurants, and antique shops. The home is also well-placed for well regarded primary schools and fantastic local amenities.



Council Tax Band D EPC Rating: E



Features

- EXTENDED SEMI-DETACHED • 4/5 BEDROOM
- PROPERTY • 2 RECEPTION ROOMS • KITCHEN • FAMILY BATHROOM • GROUND-FLOOR SHOWER ROOM & W/C • OFF-STREET PARKING • DETACHED GARAGE • SOUTH-FACING REAR GARDEN • BACKING ONTO ALLOTMENTS