



**RAWLINSON
&WEBBER.**

Thames Meadow, West Molesey
Asking Price £685,000 Freehold

RAWLINSON
&WEBBER

RAWLINSON



Total area: approx. 103.0 sq. metres (1108.6 sq. feet)

© 2025 Rawlinson and Webber. All rights reserved. This is a preliminary floor plan and is not intended to be used for legal purposes. The plan is for information only and is not a guarantee of accuracy. The plan is subject to change without notice. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose. The plan is not to be used for any other purpose.

Property Description

Set in the desirable Hurst Park area of West Molesey, this three-bedroom terraced home backs directly onto Hurst Meadow and enjoys stunning, uninterrupted views of the River Thames. Ideally located within walking distance of a Tesco Superstore, Post Office and with Hampton Court Station just a little farther afield—offering fast links into London—this property combines natural beauty with locational convenience.

The home opens with an entrance porch featuring useful cloak cupboards and a separate W/C. To the front, a bright and spacious lounge welcomes you with a large floor-to-ceiling window, staircase access, and double doors leading into the open-plan kitchen/family area. The modern kitchen is fitted with contemporary white, eye and base level units, an island peninsula with integrated gas hob, and a charming hatch above the sink providing views of the garden and river. At the rear, a light-filled reception room (a spacious extension providing further reception space) —enhanced by a striking lantern rooflight—opens onto the garden through doors, creating a seamless indoor-outdoor feel.

Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom, all with built-in wardrobes. Shared between the three bedrooms is a well-positioned family bathroom.

Externally, the property comprises off-street parking for 2 cars on its own driveway and a generous rear garden with open aspect - looking over Hurst Park and the River Thames.

Features

- RIVER-BACKING TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE
- OPEN PLAN KITCHEN/FAMILY ROOM
- CLOAK ROOM
- FAMILY BATHROOM
- OFF-STREET PARKING
- GARAGE IN NEARBY BLOCK
- REAR GARDEN OVERLOOKING THE RIVER THAMES
- CLOSE TO LOCAL AMENITIES AND TRAIN STATION

Council Tax Band D EPC Rating: C

