



**RAWLINSON  
&WEBBER.**

Molesham Way, West Molesey  
Asking Price £725,000 Freehold

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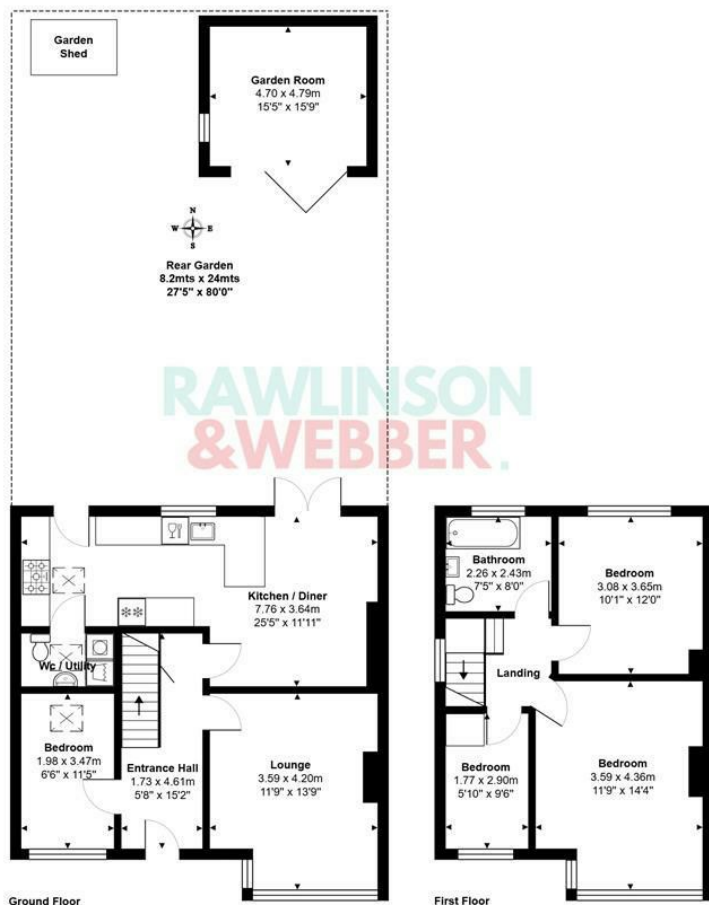
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26, Molesham Way, West Molesey, KT8 1NT



Total Area: 108.2 m<sup>2</sup> ... 1164 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

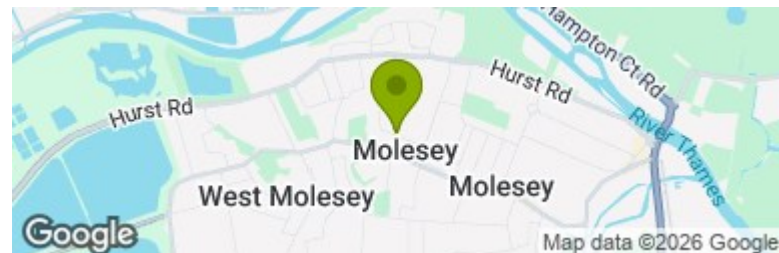
## Property Description

A beautifully extended and thoughtfully improved 1930s semi-detached home, offering spacious and well-presented family accommodation throughout. Ideally positioned with a large private garden backing directly onto recreational grounds and tennis courts, this superb property combines charm with modern family living. The current owners have significantly enhanced the home, including the addition of a high-quality insulated garden room, just two years old, complete with power—perfect for a home office, gym or studio. The soffits and gutters were replaced in January 2026. At the heart of the house is a stunning family kitchen/breakfast room with French doors opening onto a generous paved patio, ideal for entertaining and outdoor dining. Additional benefits include off-street parking for at least two cars, a good-sized family bathroom. The property also has fantastic scope for further ground floor and loft extensions subject to the required permissions.

Your early viewing is encouraged to avoid disappointment.

## Features

- BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- STUDY ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- DOWNSTAIRS TOILET/UTILITY ROOM
- FAMILY BATHROOM
- INSULATED GARDEN ROOM
- LARGE GARDEN
- SCOPE FOR FURTHER GROUND FLOOR/LOFT EXTENSION S.T.T.P



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		69	77
EU Directive 2002/91/EC			

Council Tax Band:

D

EPC Rating:

C