

JAMES NEAVE
THE ESTATE AGENTS



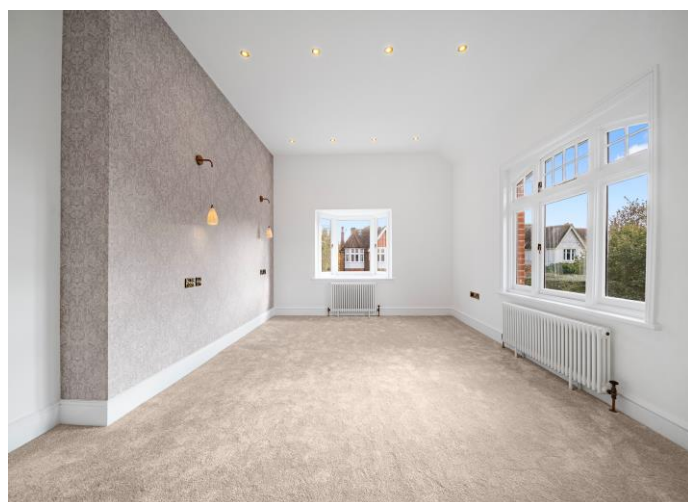
2 Beauchamp Road East Molesey Surrey KT8 0PA

£10,000pcm + Initial Deposit





An exceptional six-bedroom detached residence situated on Beauchamp Road in prime East Molesey, KT8, now available on the rental market. Arranged thoughtfully across four comprehensive levels, this spacious family home offers over 3,000 square feet of versatile living space, exceptional modern finishes, and six private bathroom facilities. The ground floor centres around a magnificent entrance hall that leads into four flexible reception spaces. Towards the front, a primary sitting room with a bay window and a second sitting room provide separate areas for formal entertaining and relaxed family gathering. Further down the hall, an expansive formal dining room opens directly into a sunlit glass conservatory overlooking the rear gardens. The heart of the home features a modern chef's kitchen built around a large central island, which connects directly to a separate utility room, a guest cloakroom, and a private home office study. The upper floors house six well-proportioned bedrooms. On the first floor, the primary bedroom suite features a dedicated walk-in dressing room and an en-suite shower room. A second suite includes its own full en-suite bathroom, while two additional bedrooms are served by a central luxury bathroom suite. The second floor provides excellent self-contained space for guests or older children, comprising a fifth bedroom with an en-suite shower room alongside a sixth bedroom with dedicated bathroom facilities. Completing the interior layout is a head-height lower ground floor cellar, ideal for wine storage or household management. Situated in the sought-after enclave of East Molesey, Beauchamp Road offers convenient access to Hampton Court rail station, local boutique shops, restaurants, and top-rated local schools, while being moments from the River Thames. EPC Rating D.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.