



**RAWLINSON
&WEBBER.**

Adecroft Way, West Molesey
Offers In Excess Of £730,000 Freehold

Property Description

Nestled in the highly sought-after area of West Molesey, this beautifully presented and thoughtfully extended three-bedroom home on Adecroft Way offers an excellent blend of space, comfort and potential. Extending to approximately 1,727 sq. ft. of accommodation, this superb family home is ideal for modern living in a popular, family-friendly neighbourhood.

A welcoming entrance hall leads to a versatile home office or cloak area, a practical utility room with downstairs W.C., and the impressive 22ft living room. Bi-fold doors open into the stunning 18ft extended kitchen/breakfast room, featuring a part-vaulted ceiling with skylight, granite worktops, an excellent range of fitted units, integrated double oven, gas hob and dishwasher, plus space for a fridge/freezer.

Upstairs, the property offers three well-proportioned bedrooms, all with built-in wardrobes, and an impressive extended 18ft family bathroom with both a separate shower and bath.

Externally, the property benefits from a generous front garden providing off-street parking for numerous vehicles, while the spacious south-facing rear garden enjoys a garage and workshop, making it ideal for families, entertaining or those requiring additional storage.

Combining generous living space, stylish interiors and an enviable location, this is a fantastic opportunity to acquire a wonderful family home in one of West Molesey's most desirable residential areas.

Please note: One or more images have been digitally enhanced for presentation purposes. Prospective purchasers should rely on their own inspection of the property.



Total floor area 160.5 m² (1,727 sq.ft.) approx

Features

- SEMI-DETACHED HOME
- 3 BEDROOMS
- CLOSE PROXIMITY TO EAST MOLESEY
- SPACIOUS ENTERANCE HALL
- KITCHEN/DINING ROOM
- UTILITY & W/C
- GARAGE AND INSULATED WORKSHOP/HOME OFFICE
- LARGE SOUTHERLY GARDEN WITH REAR ACCESS
- OFF-STREET PARKING FOR MULTIPLE VEHICLES
- CLOSE TO AMENITIES & WALKING DISTANCE TO HAMPTON COURT STATION.

Council Tax Band

D

EPC Rating:

C

