



**40 Balmoral Crescent, West Molesey, Surrey, KT8 1PY**

**Offers in Excess of £800,000**



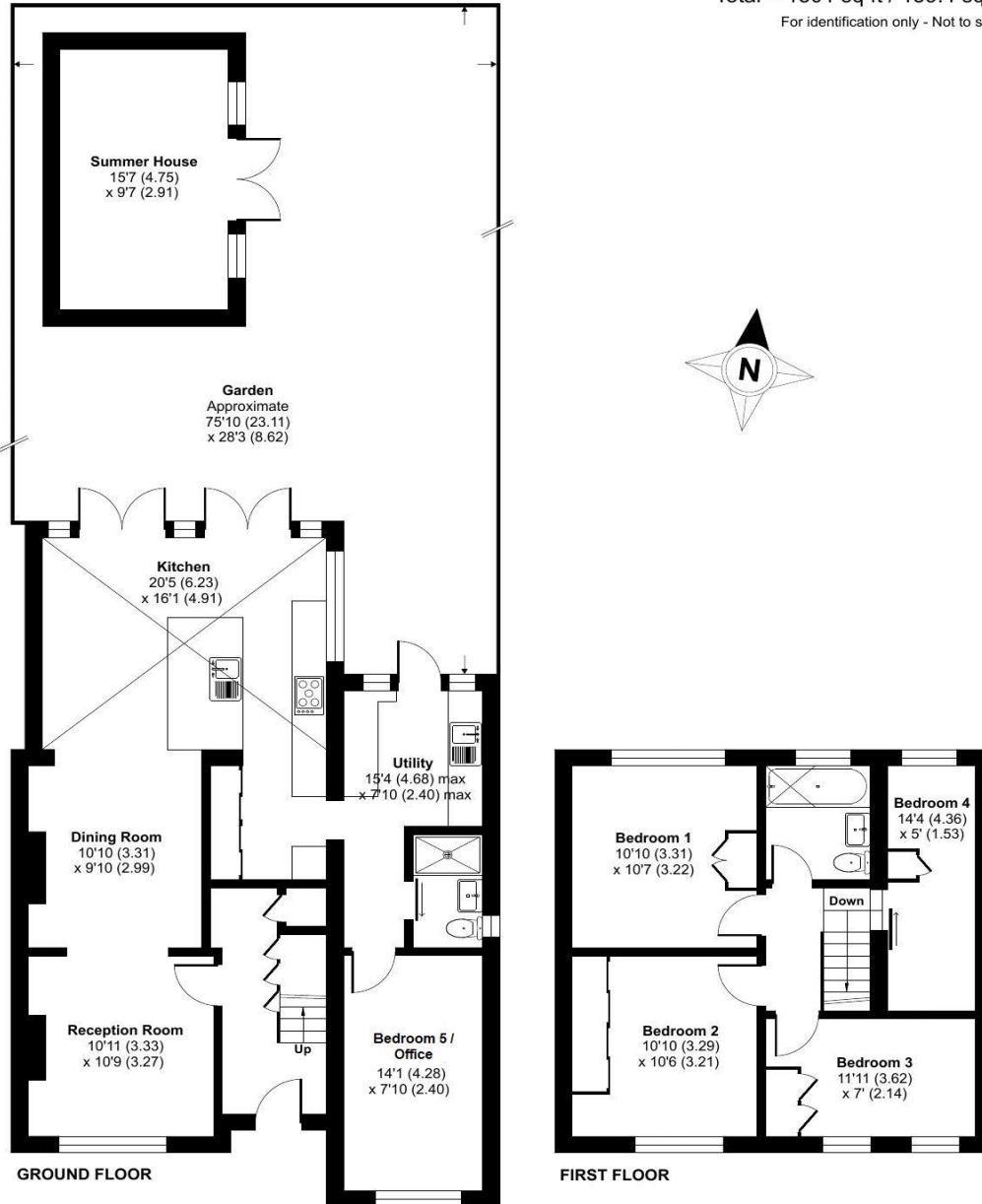
# Balmoral Crescent, West Molesey, KT8

Approximate Area = 1352 sq ft / 125.6 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Flyp Homes Limited. REF: 1464876

A four-bedroom semi-detached family home set on a quiet, highly regarded residential road within easy reach of the River Thames at Hurst Park. This is a genuinely brilliant home with a lovely flow throughout. Well-defined rooms connect naturally - a front living room with log burner, a middle dining room, and a kitchen that opens into a wonderfully light and airy conservatory at the rear. The whole house is presented in modern order, with a downstairs shower room, separate utility room, and four bedrooms upstairs alongside a family bathroom and loft space above. A further reception room offers real flexibility as a fifth bedroom, home office, or playroom. The outbuilding is one of the genuine talking points - recently built and fitted out as a home pub with sofas, it can be enjoyed all year round and works equally well as a gym, studio, or work-from-home office. The garden is private, mature, and not overlooked, with beautiful borders, established trees, and a superb patio for entertaining. Two cars park comfortably on the shingle driveway to the front. The location does the rest. Hurst Park and the Thames towpath to Hampton Court are moments away, Hampton Court Station offers direct trains to London Waterloo, Kingston town centre is close by, and the property sits within catchment for popular local schools. EPC Rating C.



**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.