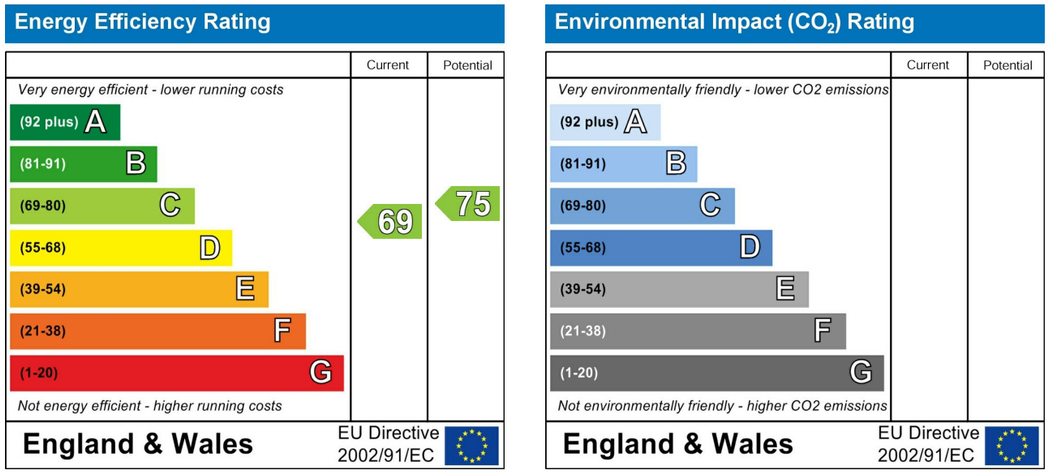
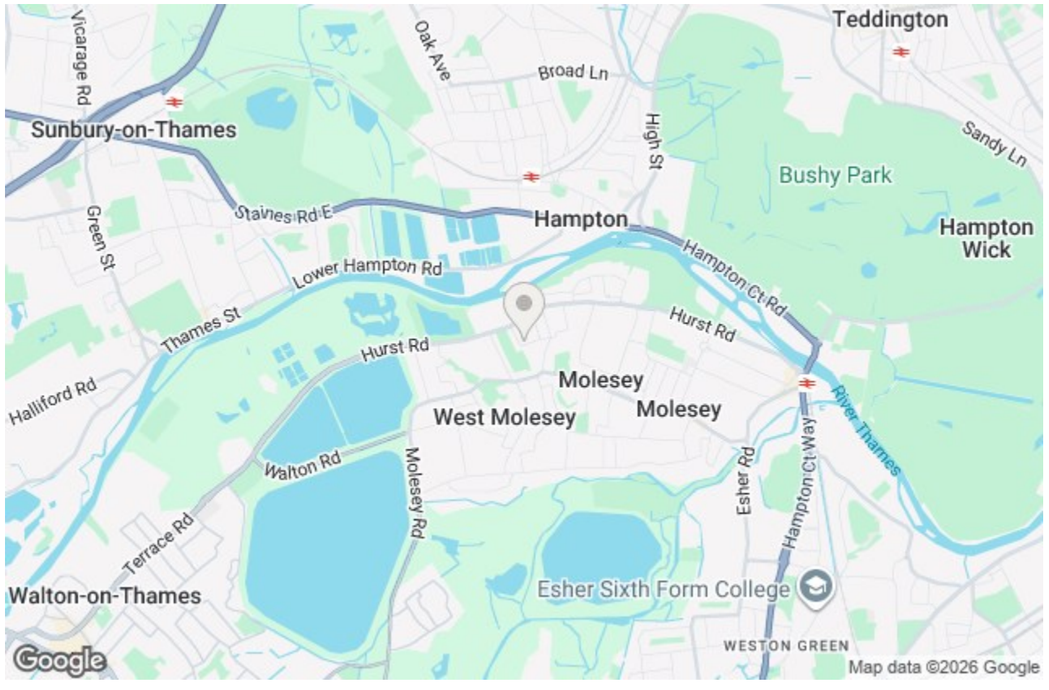
40, Balmoral Crescent, West Molesey, KT8 1PY







Asking Price £799,950 Freehold

Harmes Turner Brown is delighted to present this charming 4/5 bedroom semi-detached house located on the highly sought-after Balmoral Crescent in West Molesey. This delightful 1930's property has been thoughtfully extended and modernised, offering a spacious and comfortable family home. The property is located close to the popular Hurst Park primary school, the River Thames and Hampton Court with its boutique shops, restaurants and mainline station giving access to London Waterloo in 35 minutes.

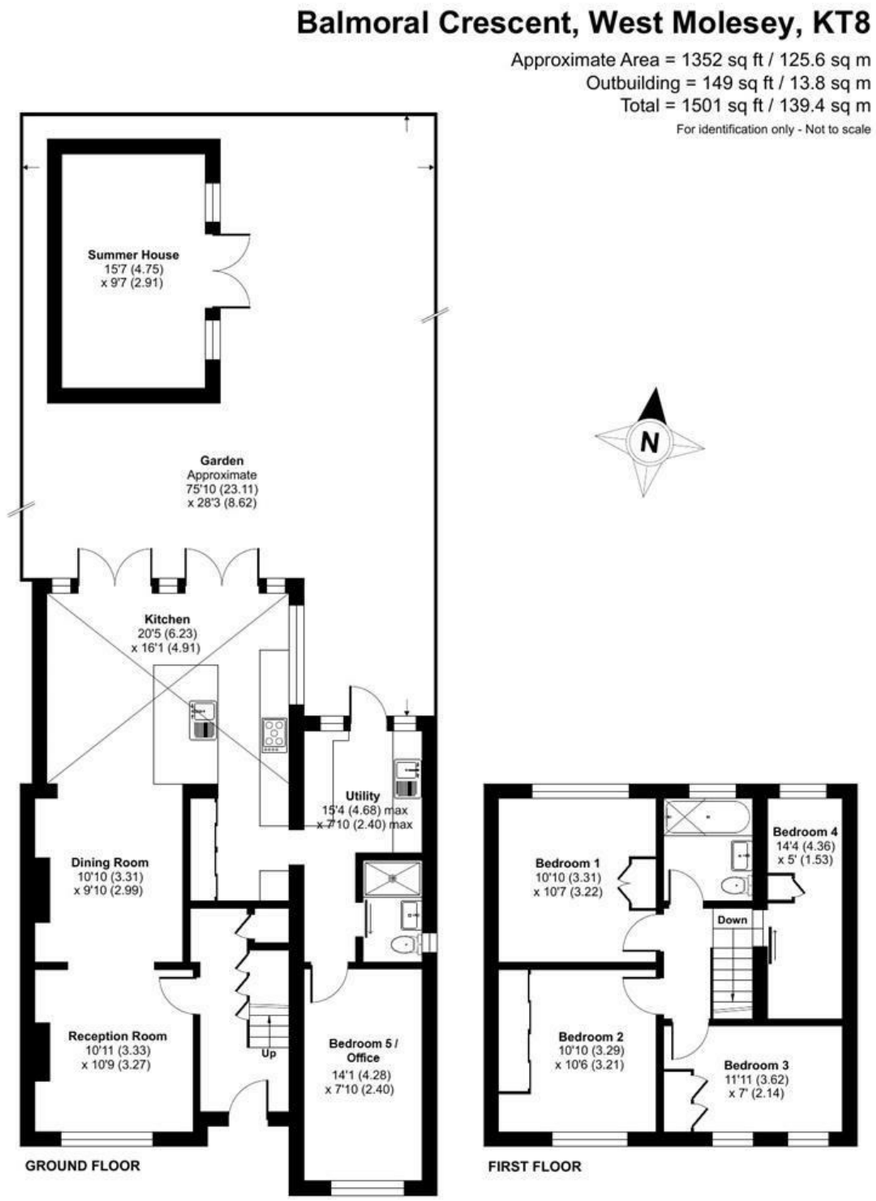
Upon entering, you will find a well-designed layout that includes a converted garage, now serving as a versatile bedroom or office complete with an adjoining en-suite shower room. This space is perfect for guests, providing both connection and privacy from the main reception areas. From the hallway there is a lounge area to the front with feature fireplace leading to a dining room which then opens onto a large fully fitted kitchen/family room with doors onto the rear garden. There is also a separate utility room. Upstairs there are four bedrooms and a family bathroom.

The secluded rear garden is a good size mainly laid to lawn with mature shrub borders and two large patio areas providing an ideal setting for outdoor entertaining or simply enjoying the peaceful surroundings. The rear garden also includes a cabin equipped with power and light which is currently used as a gym and games room and opens onto one of the patio areas with ample space for family dining. To the front there is a generous driveway with parking for 2 cars.

This property is being offered with NO ONWARD CHAIN. Council tax band E.

Please call our East Molesey office on 0208 001 8385 to arrrange a viewing.

Balmoral Crescent, West Molesey, KT8 1PY



- SEMI-DETACHED PROPERTY IN DESIRABLE ROAD
- LARGE KITCHEN/FAMILY ROOM
- LARGE SECLUDED GARDEN
- SEPARATE UTILITY ROOM
- OFF STREETING PARKING FOR 2 CARS
- 4/5 BEDROOMS
- SEPARATE DOWNSTAIRS BEDROOM/OFFICE WITH EN-SUITE SHOWER ROOM
- GARDEN CABIN WITH POWER AND LIGHTING
- NO ONWARD CHAIN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract















