



**RAWLINSON
&WEBBER.**

Bedster Gardens, West Molesey
Asking Price £575,000 Freehold



Property Description

Rawlinson & Webber are delighted to offer this spacious three-bedroom, three-storey townhouse, quietly positioned within Bedster Gardens in West Molesey. Offering approximately 1,354 sq ft of accommodation, the property provides a flexible layout ideal for modern family life, with generous living space, a home office and integral garage.

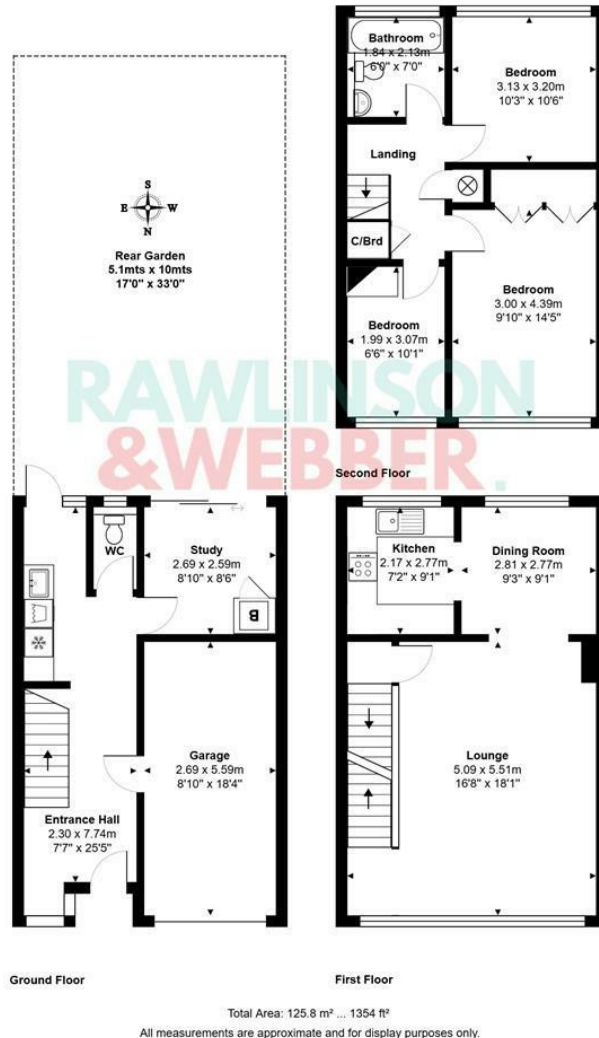
The ground floor opens into a long entrance hall with access to the integral garage, a utility area, useful storage and a convenient cloakroom/WC. To the rear is a separate study, making an excellent home office, playroom or occasional guest space, with direct access out to the garden.

The first floor is dedicated to the main living accommodation. A particularly impressive 16'8" x 18'1" lounge provides plenty of room for both relaxing and entertaining, while the separate kitchen and dining area sits to the rear, creating a practical arrangement for everyday family living.

On the second floor are three bedrooms, including two generous doubles, together with the family bathroom and further built-in storage.

Outside, the property benefits from a rear south-facing garden approximately 33ft in length, while the integral garage provides secure parking, storage or potential for alternative use subject to any necessary consents.

Bedster Gardens is a popular residential setting situated close to the open green spaces of Hurst Park and the River Thames towpath, as well as the shops, cafés and restaurants of East Molesey and Hampton Court Village. The property is well placed for several highly regarded schools, including Hurst Park Primary Academy, St Lawrence Junior School and Esher College. The area also offers excellent transport connections, with Hampton Court railway station providing regular services into London Waterloo.



Features

- 3 BEDROOM TOWNHOUSE
- ACCOMODATION OVER 3 FLOORS
- APPROX 1354 SQFT
- LARGE FIRST FLOOR LOUNGE
- SEPARATE KITCHEN AND DINING AREA
- GROUND FLOOR STUDY/HOME OFFICE
- INTEGRAL GARAGE
- DRIVEWAY PROVIDING OFF-STREET PARKING
- GROUND FLOOR WC
- APPROX. 33FT SOUTH-FACING REAR GARDEN

Council Tax Band

E

EPC Rating:

D

