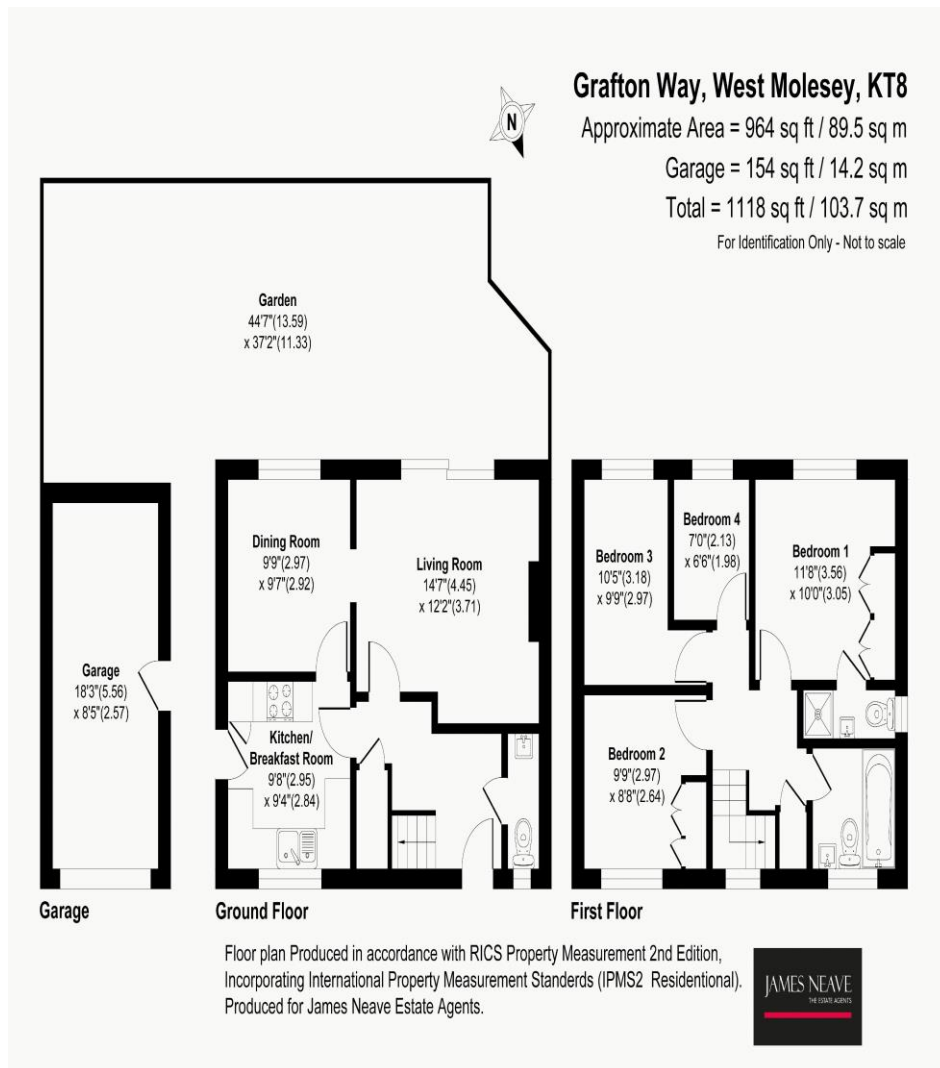




**9 Grafton Way West Molesey Surrey KT8 2NW**

**£725,000**





A classic Charles Church four-bedroom detached home, tucked away in a quiet, sought-after cul-de-sac and offered to the market with NO ONWARD CHAIN. Cherished by the current owners for over 30 years, this property has been a well-loved family home. While it has been meticulously cared for, it now presents a fantastic opportunity for a new family to put their own stamp on it and bring it into the modern era. The sense of space is immediate as you step into the entrance hallway, which features understairs storage and a convenient downstairs WC. The heart of the home is the living room. Large patio doors open directly onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. This layout leads naturally into a well-proportioned dining area, which in turn connects to a separate, functional kitchen offering a generous array of storage, ample workspace, and space for appliances. Heading upstairs, you are greeted by the iconic Charles Church signature: a stunning, large-scale window that bathes the landing and stairwell in beautiful morning sunlight. The first floor boasts four bedrooms, including a main suite with en-suite shower room, while the rest of the family is well-served by a separate bathroom. The outdoor space is just as impressive. The wide, westerly-facing garden is a true suntrap, blending patio and lawn areas with mature planting and evergreen shrubs for year-round privacy. To the front, the property offers a neat driveway with off-road parking for two cars and access to a garage equipped with power and light. With double glazing and gas central heating already in place, there is also clear potential to further enlarge the footprint of the home, subject to the usual planning permissions. Location is everything, and this home sits perfectly within the popular Bishop Fox Development. Families are spoiled for choice with high-performing schools nearby, including Hurst Park, Chandlers Field, and St. Albans (Outstanding). For older students, the newly built Heathside Secondary School is a popular choice. The lifestyle on offer here is second to none. Enjoy weekend strolls along the River Thames towpath, leading you straight into the heart of Hampton Court to explore the historic Palace, vibrant boutiques, and the famous café culture of Bridge Road. For commuters, local bus routes provide easy access to Kingston and Walton, while Hampton Court Station (Zone 6) offers direct lines to London Waterloo. From rowing and sailing to the Pavilion Sports Club and Hurst Pool, Molesey's incredible sporting community is right on your doorstep. 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.