



## Beauchamp Road, West Molesey, Surrey, KT8 2PJ

**Asking Price £349,950 Freehold**

- 1 DOUBLE BEDROOM
- BATHROOM
- REAR GARDEN
- NO ONWARD CHAIN

- LOUNGE
- GAS CENTRAL HEATING
- LARGE SECURE SHED IN GARDEN WITH LIGHTING

- KITCHEN
- FRONT GARDEN
- END OF TERRACE



GROUND FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 241 SQ.FT.  
(22.4 SQ.M.)

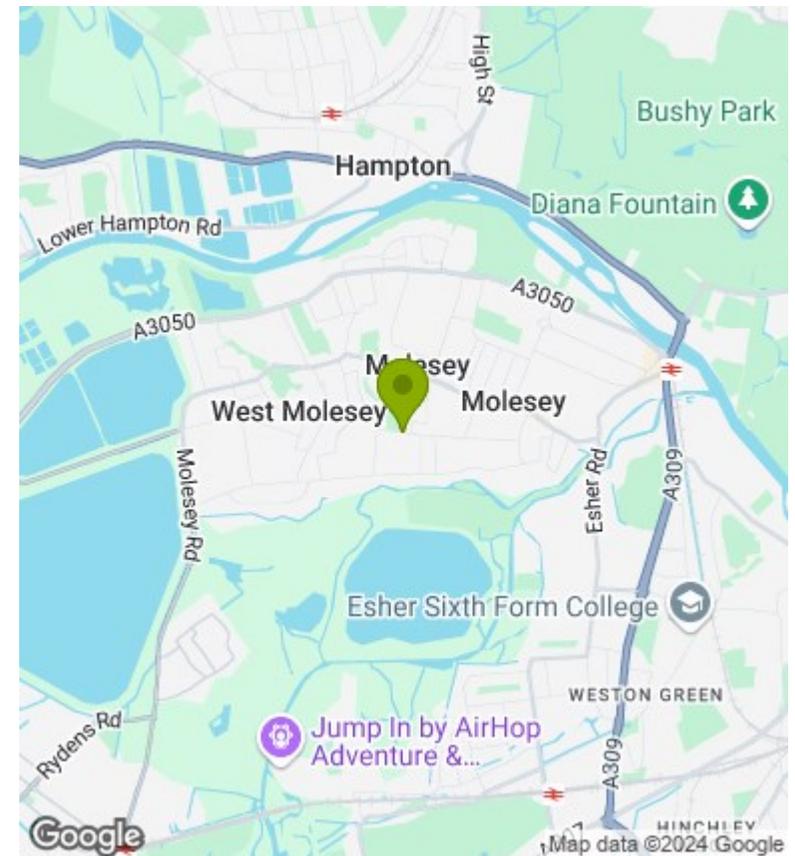
TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Description

Rawlinson and Webber are delighted to present this charming one-bedroom home, spread across two floors. The property benefits from a welcoming porch entrance with convenient storage cupboard and offers modern living spaces, including an open-plan lounge, dining area, and kitchen. The kitchen features a breakfast bar and ample storage. A cosy sunroom completes the ground floor, providing a private space with views of the rear garden and providing direct access through large sliding doors.

Upstairs, you'll find a spacious bedroom and a well-appointed bathroom. Outside, the property boasts a front garden and a generously sized, low-maintenance paved and shingled rear garden. Additionally, there is ample unallocated on-street parking available in the area.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>61</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## Council Tax Band

C

## EPC Rating:

D