



**RAWLINSON
&WEBBER.**

Beauchamp Road, West Molesey
Asking Price £749,950 Freehold

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Property Description

This beautifully presented four-bedroom family home offers spacious and versatile accommodation across three floors, complete with off-street parking and a large south-facing rear garden that enjoys an open outlook over allotments.

On the ground-floor, welcoming you into the property is an entrance hallway which leads to a bright cosy through-lounge positioned at the front. Positioned towards the rear is a stunning open-plan kitchen/family room, creating the perfect space for family life and entertaining. The kitchen features a generous central island with sink, contemporary fittings, and large bi-folding doors providing direct access to the south-facing garden. A utility room is accessible via the kitchen and a hallway cloakroom completes the downstairs layout.

The first-floor comprises two double bedrooms, a third good-size bedroom with a stylish family bathroom shared between the three rooms. The top floor boasts a spacious principal bedroom with fitted storage and an en-suite shower room.

Externally, the south-facing garden is a real highlight, with a decking area and pergola featuring a mature grape vine, a lawn with established shrubbery, and a superb garden studio/workshop equipped with power and lighting. There is also off-street parking on its own driveway, suitable for multiple cars.

Situated in a sought-after residential location, this home is within easy reach of a local outstanding school, shops, and transport links, making it an excellent choice for families and professionals alike.



Approx. Gross Internal Floor Area 1846 sq. ft / 171.46 sq. m

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.
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Features

- SEMI-DETACHED PROPERTY
- 4 BEDROOMS
- 2 BATHROOMS (INCLUDING 1 EN-SUITE)
- LARGE KITCHEN/FAMILY ROOM
- FRONT-FACING LOUNGE
- UTILITY ROOM & CLOAKROOM
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING
- GARDEN STUDIO/WORKSHOP
- NO ONWARD CHAIN

Council Tax Band **D**

EPC Rating: **D**

