



**RAWLINSON
&WEBBER.**

Thames Meadow, West Molesey
Asking Price £685,000 Freehold



Property Description

Set in the desirable Hurst Park area of West Molesey, this three-bedroom terraced home backs directly onto Hurst Meadow and enjoys stunning, uninterrupted views of the River Thames. Ideally located within walking distance of a Tesco Superstore, Post Office and with Hampton Court Station just a little farther afield—offering fast links into London—this property combines natural beauty with locational convenience.

The home opens with an entrance porch featuring useful cloak cupboards and a separate W/C. To the front, a bright and spacious lounge welcomes you with a large floor-to-ceiling window, staircase access, and double doors leading into the open-plan kitchen/family area. The modern kitchen is fitted with contemporary white, eye and base level units, an island peninsula with integrated gas hob, and a charming hatch above the sink providing views of the garden and river. At the rear, a light-filled reception room (a spacious extension providing further reception space) —enhanced by a striking lantern rooflight—opens onto the garden through doors, creating a seamless indoor-outdoor feel.

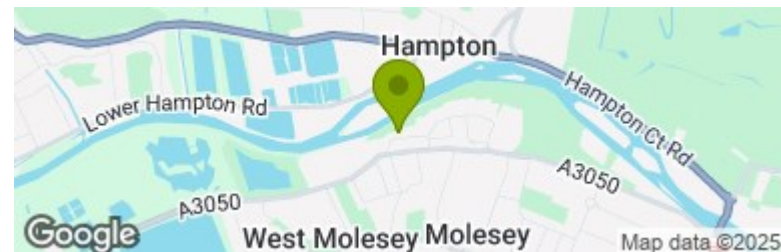
Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom, all with built-in wardrobes. Shared between the three bedrooms is a well-positioned family bathroom.

Externally, the property comprises off-street parking for 2 cars on its own driveway and a generous rear garden with open aspect - looking over Hurst Park and the River Thames.

Features

- RIVER-BACKING TERRACE PROPERTY
- 3 BEDROOMS
- LOUNGE
- OPEN PLAN KITCHEN/FAMILY ROOM
- CLOAK ROOM
- FAMILY BATHROOM
- OFF-STREET PARKING
- GARAGE IN NEARBY BLOCK
- REAR GARDEN OVERLOOKING THE RIVER THAMES
- CLOSE TO LOCAL AMENITIES AND TRAIN STATION

Council Tax Band **D** EPC Rating: **C**



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		