



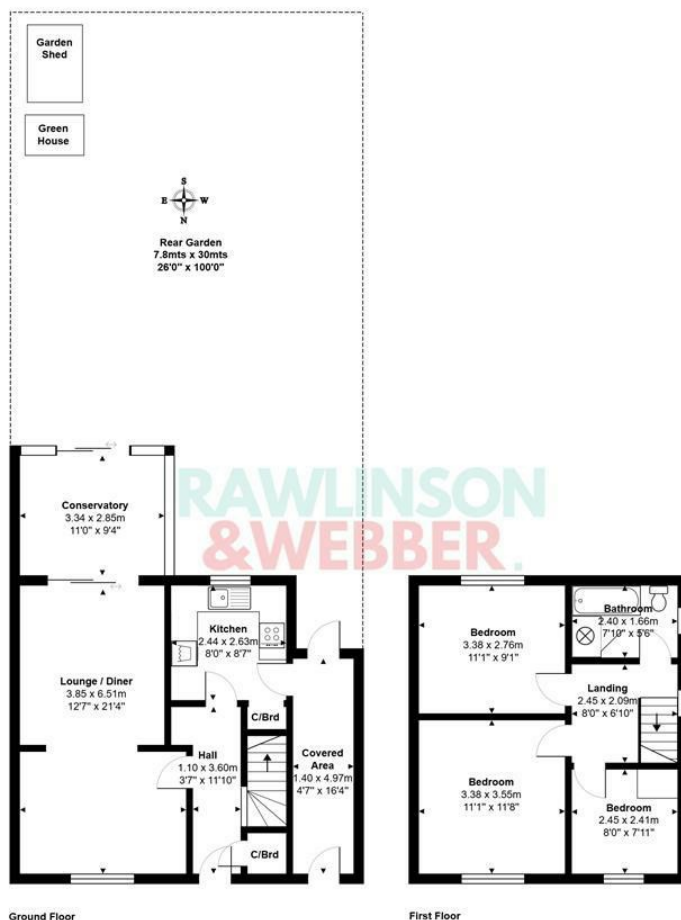
**RAWLINSON
&WEBBER.**

Beauchamp Road, West Molesey
Asking Price £495,000 Freehold

RAWLINSON
&WEBBER

RAWLINSON

132, Beauchamp Road, West Molesey, KT8 2PH



Total Area: 98.7 m² ... 1063 ft²

All measurements are approximate and for display purposes only.

Property Description

Rawlinson and Webber are delighted to present this charming three-bedroom semi-detached home, offering an excellent opportunity for buyers to renovate and extend (STPP) and create a home tailored to their needs. Positioned on a highly sought-after residential road, the property is just moments from the well-regarded St. Alban's Catholic Primary School, allotments, as well as Molesey Heath.

The ground floor comprises a spacious entrance hall with staircase access and built-in storage. A generous through lounge/dining room provides an ideal entertaining space and opens into a bright, south-facing conservatory. The kitchen offers ample units and provides additional access to the rear garden and connects to a substantial store room, presenting excellent storage capacity or scope for future reconfiguration and enlargement.

Upstairs, a large landing leads to three well-proportioned bedrooms, including two doubles and a good-sized third bedroom. A family bathroom completes the accommodation. In addition, there is a substantial loft space offering further potential for extension (STPP).

Externally, the property benefits from off-street parking for multiple vehicles and a very large, sunny south-facing rear garden overlooking allotments, creating a pleasant and private outlook.

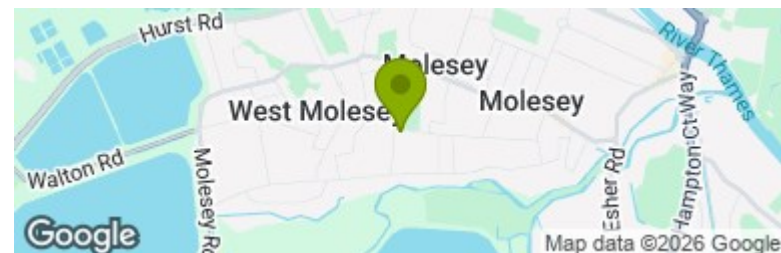
Sold with immediate vacant possession.

Features

- SEMI-DETACHED HOUSE
- 3 BEDROOMS
- THROUGH LOUNGE/DINING ROOM
- CONSERVATORY
- KITCHEN
- COVERED STORAGE ROOM
- FAMILY BATHROOM
- SOUTH-FACING REAR GARDEN BACKING ONTO ALLOTMENTS
- OFF-STREET PARKING
- SCOPE FOR EXPANSION

Council Tax Band D

EPC Rating: D



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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		