



**RAWLINSON
&WEBBER.**

Adecroft Way, West Molesey
Offers In Excess Of £730,000 Freehold



Property Description

Nestled in the highly sought-after area of West Molesey, this beautifully presented and thoughtfully extended three-bedroom home on Adecroft Way offers an excellent blend of space, comfort and potential. Extending to approximately 1,727 sq. ft. of accommodation, this superb family home is ideal for modern living in a popular, family-friendly neighbourhood.

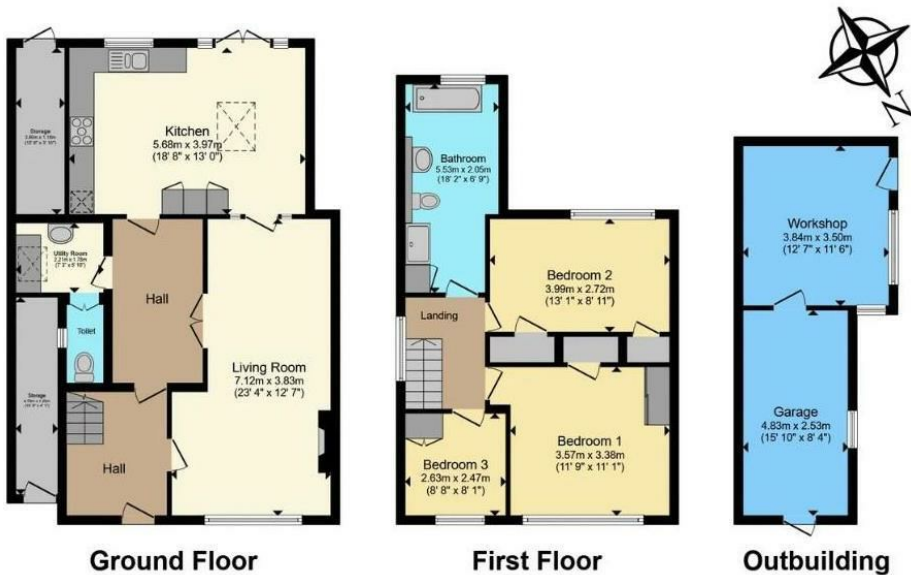
A welcoming entrance hall leads to a versatile home office or cloak area, a practical utility room with downstairs W.C., and the impressive 22ft living room. Bi-fold doors open into the stunning 18ft extended kitchen/breakfast room, featuring a part-vaulted ceiling with skylight, granite worktops, an excellent range of fitted units, integrated double oven, gas hob and dishwasher, plus space for a fridge/freezer.

Upstairs, the property offers three well-proportioned bedrooms, all with built-in wardrobes, and an impressive extended 18ft family bathroom with both a separate shower and bath.

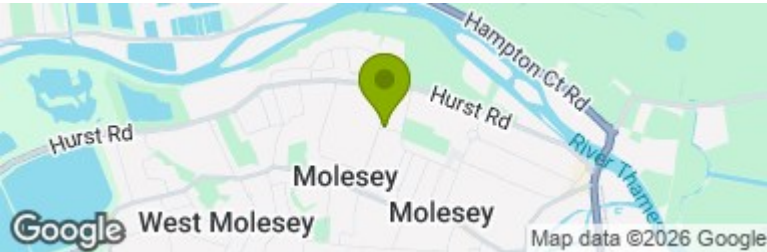
Externally, the property benefits from a generous front garden providing off-street parking for numerous vehicles. The spacious south-facing rear garden enjoys a garage and workshop, making it ideal for families, entertaining or those requiring additional storage.

Features
• SEMI-DETACHED HOME • 3 BEDROOMS • CLOSE TO HAMPTON COURT STATION • OFF-STREET PARKING • LARGE SOUTHERLY GARDEN WITH REAR ACCESS • OFF-STREET PARKING FOR MULTIPLE VEHICLES • CLOSE TO AMENITIES & WALKING DISTANCE TO HAMPTON COURT STATION.

Please note: One of more images have been digitally enhanced for presentation purposes. Prospective buyers should rely on their own inspection of the property.



Total floor area 160.5 m² (1,727 sq.ft.) approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

D

EPC Rating:

C