

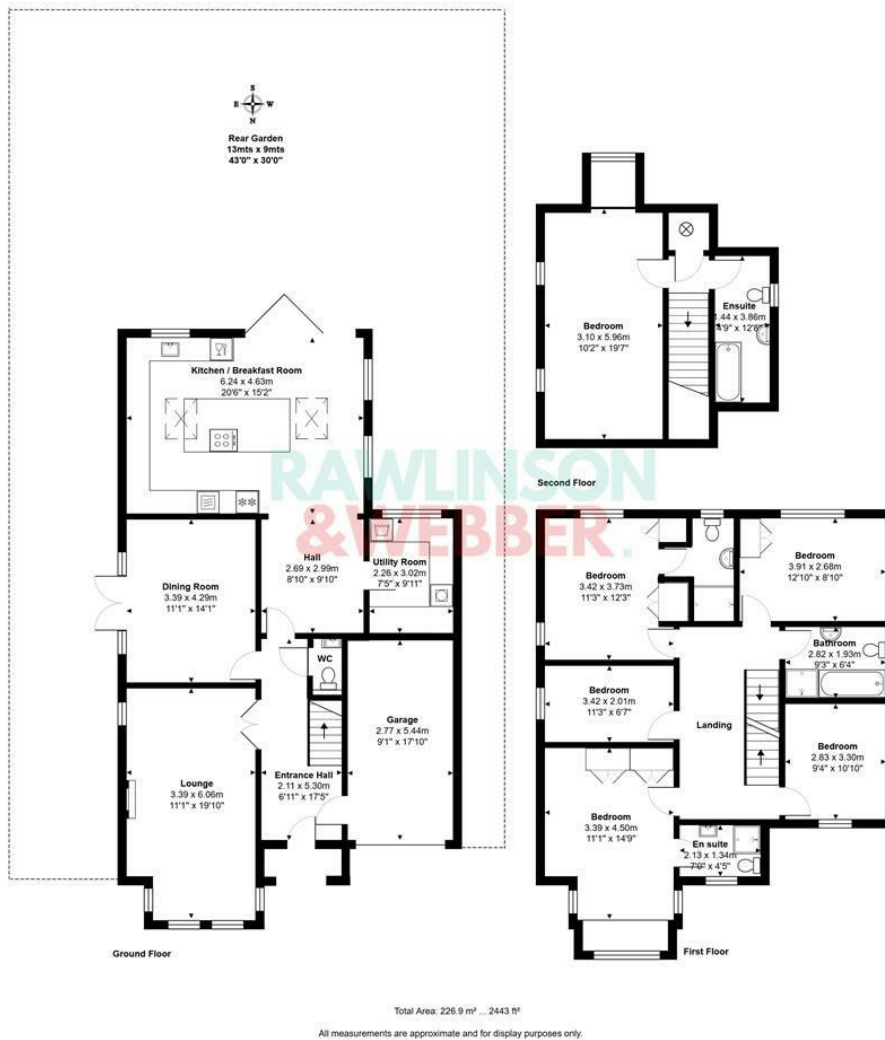


**RAWLINSON
&WEBBER.**

Beauchamp Road, East Molesey
Asking Price £1,550,000 Freehold

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Property Description

A substantial and beautifully presented family home situated on the highly sought-after Beauchamp Road in Molesey, offering spacious and versatile accommodation ideally suited to modern family living.

The property features a stunning open-plan kitchen and family room, complemented by generous reception spaces including a separate dining room and lounge. The accommodation comprises six well-proportioned bedrooms, two family bathrooms, and two en-suite shower rooms, providing ample space for growing families. A separate utility room adds further practicality.

To the rear, a beautifully maintained and secluded south-facing garden provides a wonderful outdoor retreat, featuring mature planting, attractive seating areas, and a tranquil pond with waterfall feature.

Further benefits include a garage and private driveway parking.

Beauchamp Road is a highly regarded residential location, conveniently positioned within easy reach of excellent local amenities, well-regarded schools, Hampton Court railway station, and transport links into London.

Features

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- 6 BEDROOMS WITH 2 ENSUITE
- MODERN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- LOUNGE
- DINING ROOM
- 2 FAMILY BATHROOMS & 2 ENSUITE
- LARGE SECLUDED SOUTH-FACING GARDEN
- WATER FALL FEATURE/POND IN THE GARDEN
- DRIVEWAY/GARAGE

Council Tax Band:

G

EPC Rating:

C

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		75	78
EU Directive 2002/91/EC			

