



**RAWLINSON  
&WEBBER.**

Walton Road, West Molesey  
Asking Price £479,950 Freehold





# Property Description

Rawlinson and Webber are delighted to present to the market this beautifully presented two-bedroom semi-detached home, with a south-facing garden, spacious garden office/studio, and private off-street parking. Ideally located close to well regarded schools and transport links to London and Kingston.

The property opens with an enclosed entrance porch leading into a spacious through-lounge, providing an immediate sense of openness. From here, you'll find a bright seating area and, to the rear, a contemporary open-plan kitchen/dining room. The kitchen features a central island with sink, ample storage, and integrated appliances, with double doors extending the living space out to the well-maintained garden. Downstairs also benefits from a box room, currently used as a utility/office, which could easily serve as a playroom, study, or guest bedroom.

Upstairs, the home comprises a spacious master bedroom with plenty of room for a king-size bed and storage, a charming second double bedroom, and a hallway nook – ideal for a study space or additional storage. A modern, stylishly designed bathroom completes the upper floor. The home has been upgraded throughout with double and triple glazing for energy efficiency, as well as wooden flooring, giving a warm and elegant finish.

Externally, the property boasts a private driveway, side access, and a well-maintained south-facing garden with patio and lawn. At the far end, an impressive garden studio provides the perfect space for remote working, hobbies, or guest accommodation, complete with power, lighting, its own shower room with WC, and additional external storage.

# Features

- Two-bedroom semi-detached house with modern open-plan living
- Fully insulated garden studio with shower and WC
- Bright open-plan kitchen/dining with garden access
- Additional downstairs box room
- Modern family bathroom with storage
- Double and triple-glazed windows
- Wooden flooring throughout
- South-facing garden with side access
- Private off-street parking
- Close to well-regarded schools & fast public transport links to London, nearby towns, and riverside walks

## Walton Road, KT8



Approx. Gross Internal Floor Area 781 sq. ft / 72.56 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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Council Tax Band D EPC Rating: E

