



Property details

 2 bedrooms

 1 bath

 EPC Rating C

 701 sq. ft

 Hampton Court 1.7 miles

- Beautifully presented two-bedroom 1930s home
- Modern kitchen with integrated appliances
- Open-plan living and dining space
- Charming open fireplace
- Attractive, well-maintained rear garden
- Modern bathroom, cloakroom and utility room
- Excellent location for Hampton Court & local amenities
- Potential to extend, STPP
- Internal viewing recommended

A charming and beautifully presented two-bedroom mid-terrace 1930s home, ideally positioned on this popular residential road in West Molesey. Offering a wonderful blend of period character and modern living, this attractive property is ideally located for local shops, well-regarded schools, East Molesey village and convenient bus links to Hampton Court, home to the historic Palace, a selection of restaurants, cafés and a Zone 6 railway station — perfect for commuters.

From the moment you step inside, the property offers a bright, welcoming and contemporary feel. The accommodation begins with an entrance hallway leading into a spacious living room, featuring an attractive open fireplace which adds a lovely focal point and a touch of character. This flows seamlessly into a stylish open-plan dining area, complete with useful under-stairs storage.

The dining space opens directly into a stunning recently fitted modern kitchen, thoughtfully designed with a range of contemporary units and integrated appliances. A door provides direct access to the rear garden, making everyday living and entertaining particularly convenient. Completing the ground floor is a separate utility room and a modern cloakroom with WC. Beautiful wooden flooring runs throughout the ground floor, enhancing the sense of space and creating a cohesive, light and airy environment.

Upstairs, the landing provides access to two well-proportioned bedrooms. The generous principal bedroom benefits from fitted wardrobes, while the second bedroom offers excellent versatility for guests, children or as a home office. A modern family bathroom completes the first floor.

Outside, the well-maintained rear garden provides a lovely private space to relax and entertain. Predominantly laid to lawn, it features attractive shrub borders, a decking area and

a pathway leading to the end of the garden, where there is a useful timber-built shed and rear access gate.

The front of the property is equally well maintained, with a lawned garden and pathway leading to the welcoming front entrance.

Further benefits include double glazing, gas central heating throughout and potential to create additional accommodation, subject to the necessary planning permissions and consents.

A superb opportunity to acquire a characterful yet contemporary home in a convenient and popular West Molesey location.

Location

Transport Links

Hampton Court 1.7 miles

Schooling Facilities

Primary

Hurst Park Primary School

Chandlers Field Primary School

St Alban's Catholic Primary School

St Mary's Hampton Church of England Primary

Secondary

The Lady Eleanor Holles School

Esher High School

Heathfield School

Council tax band: Tax band C

Local authority: Elmbridge Borough Council

Tenure: Freehold



Potential to extend, STPP

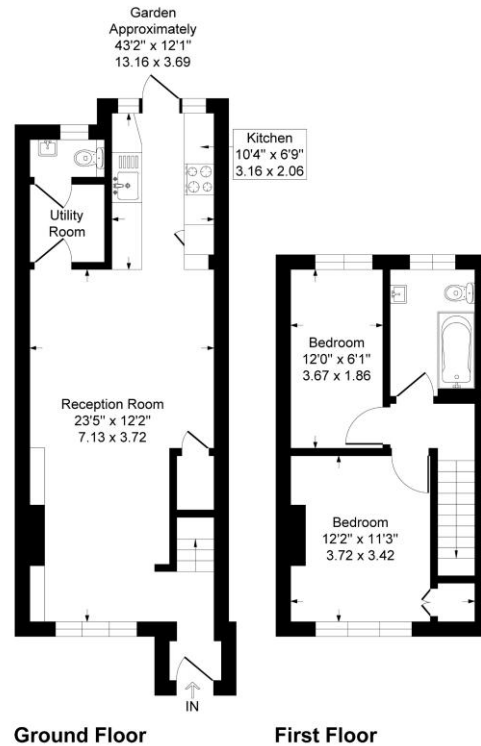
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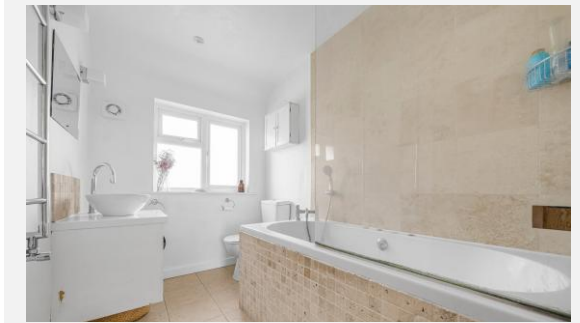
Floorplan

High Street, West Molesey, KT8

Approximate Gross Internal Area = 701 sq ft - 65 sq m



This floorplan is for guidance only and does not form part of an offer or contract. Buyers or tenants should verify all details through inspection, searches, and surveys. Measurements are approximate and should not be relied upon for valuation or transactions. www.evolve.london.co.uk



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