

Beauchamp House, 4 Beauchamp Road, East Molesey, Surrey, KT8 0PA

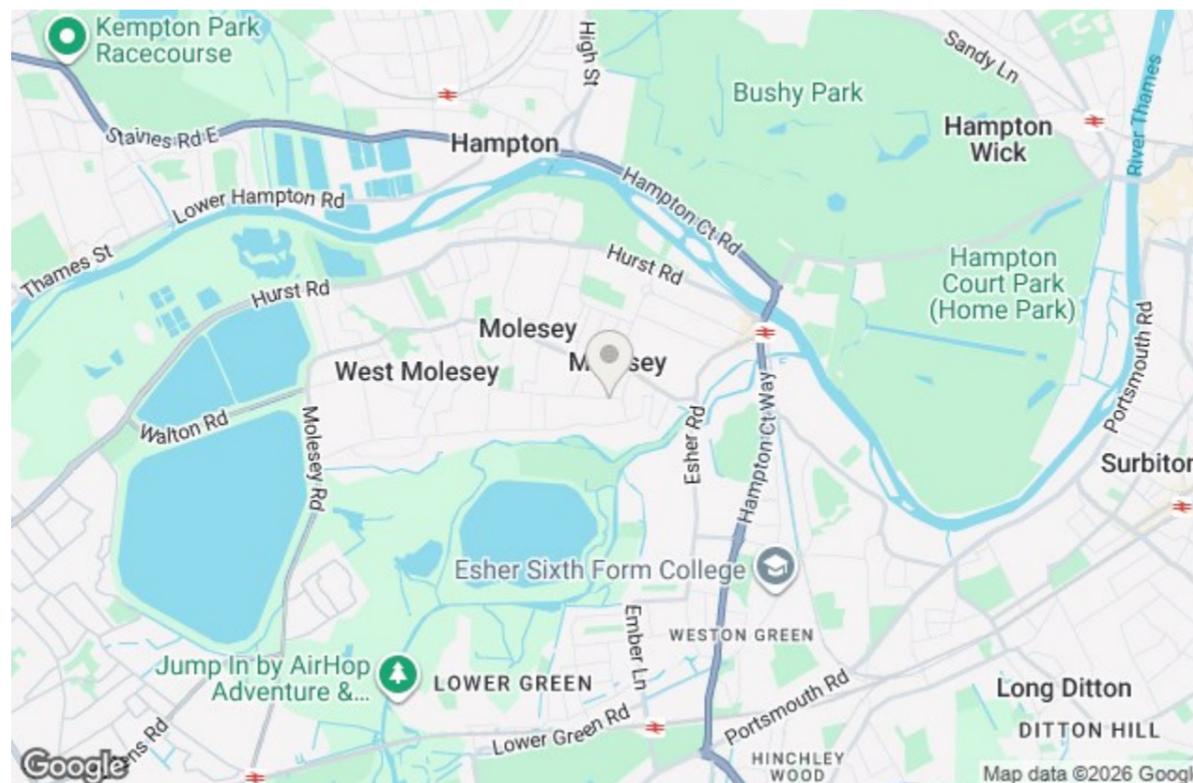


£625,000 Leasehold - Share of Freehold

We are pleased to offer this spacious two-bedroom ground floor garden apartment forming part of this attractive period house, situated in a highly desirable tree-lined road within a short distance of East Molesey village shops and restaurants. The property boasts many attractive features most notably the high cornice ceilings and well-proportioned accommodation, and comprises:- entrance hallway with panel doors, large lounge/dining room with period feature fireplace, modern kitchen/breakfast room with underfloor heating, which opens onto a private south facing patio, two double bedrooms and a bathroom which is fitted with a white suite. Externally, the property enjoys a wide private patio area with steps leading down to a well tended communal lawn garden whilst to the front is a gravelled driveway providing ample residents' parking. There is a regular bus service to Hampton Court Station (¾ mile) and Kingston town centre. Viewings are strongly recommended at your earliest convenience. Council Tax band D.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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