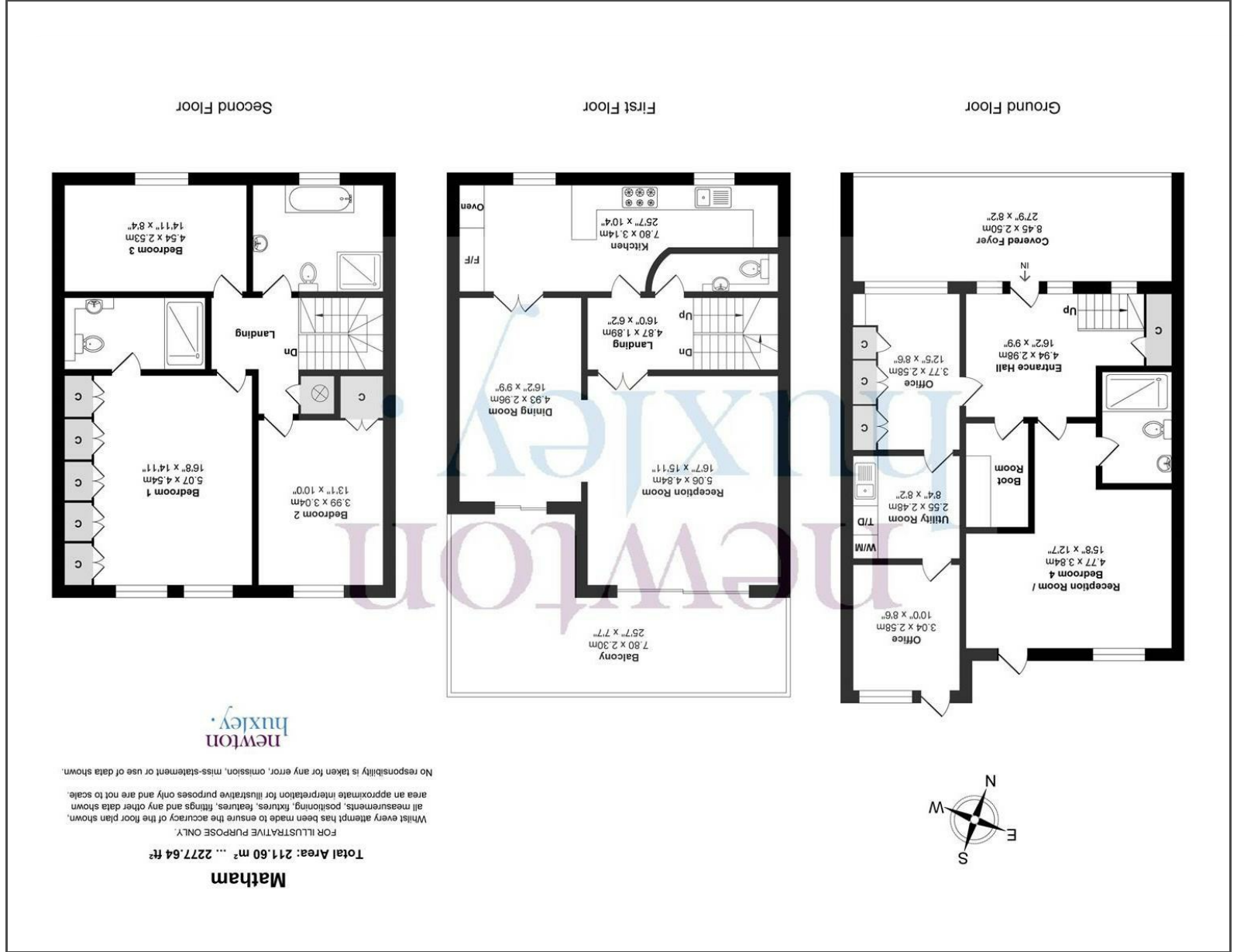


Property Features

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Sears Property or the seller. They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer of contract. Any intending buyers must satisfy themselves as to their correctness. Please note that all appliances and heating systems are not tested by Sears Property and therefore no warranties can be given as to their good working order.

Newton Huxley Ltd is a private company registered in England and Wales whose registered address is 33 Bridge Road, East Molesey, Surrey, KT8 9ER. Registered number is 09266316.



Sales, Lettings & Property Management

East Molesey

33 Bridge Road
 East Molesey
 Surrey
 KT8 9ER

020 8396 6717

molesey@newtonhuxley.co.uk

Claygate

15 The Parade

Esher

Surrey

KT10 0PD

01372 631 622

esher@newtonhuxley.co.uk



newtonhuxley.co.uk

£1,500,000
 Matham Road, East Molesey

newton
 huxley.



Property Features

- Elegant townhouse living on three floors
- Four bedrooms, three bathrooms, spacious layout
- Unique river access from rear garden
- Expansive kitchen, dining room, balcony access
- Ground floor: Reception/ Bedroom, utility room , two offices
- Luxurious master suite with ensuite bathroom
- Doors to terrace create seamless indoor-outdoor flow
- Well-maintained garden ideal for entertaining
- Close to local amenities, shops, restaurants and schools
- EPC Rating C



About this property

Welcome to Matham Road, East Molesey – a captivating townhouse offering refined living across three impeccably designed floors. With 3 bedrooms nestled on the second floor, 3 full bathrooms, and spanning an impressive 2,277 square feet, this residence epitomises modern comfort and convenience.

Upon entering, you are greeted by a beautiful entrance hall, leading to a spacious reception/ bedroom room, while adjacent utility room and two home offices provide the perfect space for work-from-home arrangements or creative pursuits.

Ascend to the first floor where you will find an expansive kitchen, seamlessly transitioning into a sophisticated dining room. Sliding doors beckon you to step out onto the balcony, where you are met with breathtaking views across the garden and river.

On the second floor, three double bedrooms offering a great deal of space and storage. The master suite boasts an ensuite bathroom, providing a private oasis of relaxation and luxury.

Step outside to discover a meticulously landscaped garden, a haven of tranquility where lush greenery and vibrant blooms create a picturesque backdrop for outdoor enjoyment. With off-street parking ensuring convenience, this outdoor space is perfect for al fresco dining, entertaining, or simply basking in the serenity of nature.

Special mention must be made of the unique river access at the rear of the garden, offering a rare opportunity for waterfront living/ dining. Soaking in the peaceful ambiance, this feature adds an extra dimension of luxury to this fantastic family home.

Conveniently located near local amenities including shops, restaurants, schools, and recreational facilities, Matham Road offers the perfect blend of suburban tranquility and urban convenience.

Experience the pinnacle of modern living at Matham Road, East Molesey – where thoughtful design, luxurious amenities, and prime location converge to create an unparalleled living experience.