

Molember Road

East Molesey, KT8



CHARLOTTE DAY

PROPERTY

www.charlottedayproperty.com

Property Details

A very light well-presented extended 5-bedroom family home in this prime location in East Molesey, offering flexible accommodation including a downstairs bedroom/shower room, and its own 40-foot mooring with river frontage to the River Mole from the large garden.



The spacious ground floor entrance hallway leads directly to the airy open-plan kitchen with island, overlooking seating and dining area with bifold doors across the whole of the back of the house. These lead to a good-sized wide garden which includes a decked terraced area directly from the open-plan sitting-room, lawn and flower beds, with further paved area opening onto river views overlooking the communal gardens at Kingfisher Court & Queens Reach. The ground floor further benefits from a bedroom with en suite shower room, another reception room and a utility and guest WC.

The first floor has 3 good sized bedrooms and a family bathroom, whilst the top floor has a large bright master bedroom with ample storage, en suite shower room and river views from the French doors.

There is a garden Studio overlooking the river which would make a perfect home office and also a dry cellar.

Benefitting from off-street parking for one car with plenty of on-street parking available and a useful side access leading to the garden and separate garden shed.

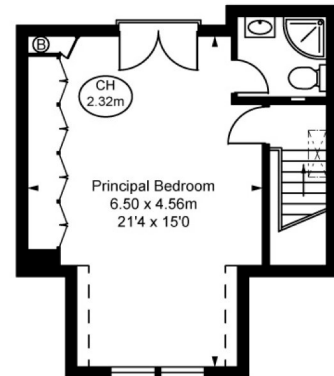
To view details online please visit : www.charlottedayproperty.com/sales/molember

Molemer Road,
East Molesey, KT8

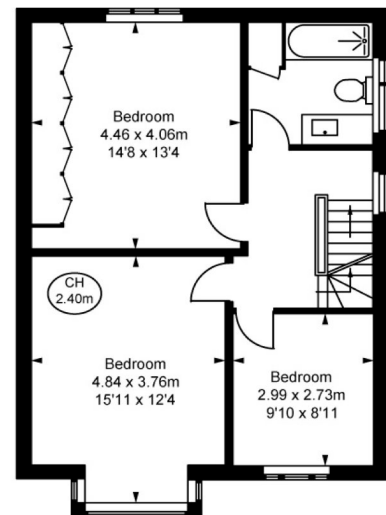
Approximate Gross Internal Area
207.97 sq m / 2,239 sq ft
Studio/Summer House
6.31 sq m / 68 sq ft

Total Areas Shown On Plan
214.29 sq m / 2,307 sq ft

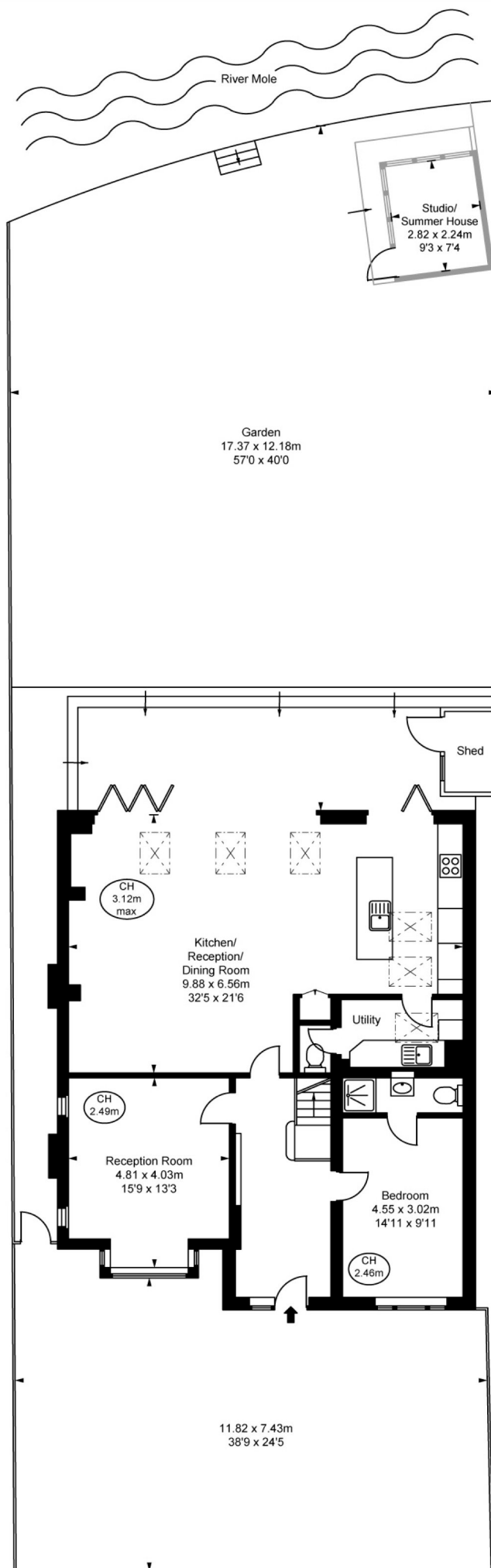
(Including restricted height
under 1.5m C = =)
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
33.05 sq m / 356 sq ft



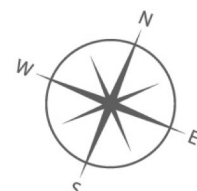
First Floor
Approximate Gross Internal Area
59.21 sq m / 637 sq ft



Ground Floor
Approximate Gross Internal Area
115.71 sq m / 1,246 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Property Location

This spacious property is in a quiet enclave in East Molesey and has easy access to the shops and cafes on Bridge Road, the Thames Tow Path, Hampton Court Palace and Bushy park as well as a convenient short cut to Hampton Court Station half a mile away. There are a number of sports facilities in the area, including Molesey Boat Club, East Molesey Cricket Club and The Pavilion Club.

Walking distance is approximately 0.4 miles to Hampton Court Station and 1.6 miles to Esher station*, both with direct links to London Waterloo.

There are a number of excellent schools in the area, both primary and secondary, state and private, including; The Orchard School, St Lawrence, St Albans, Esher High and Esher Sixth Form College, Tiffin Boys & Tiffin Girls, Hampton School, Lady Eleanor Holles and Shrewsbury House.

*All distances based on Google maps.



Asking price

£1,399,000

Subject to Contract

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Sole Agent

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Whilst every attempt has been made to ensure accuracy, these details are approximate and for illustrative purposes only, and cannot be guaranteed. This includes the photography, floor plans and distances outlined in the details. They also do not form part of any contract, and Charlotte Day Property have not carried out a structural survey, nor tested the services, appliances and fixtures and fittings. Where lease details, ground rents, service charges and council tax are given, these are a guide and should be verified prior to agreeing a purchase. Information as of August 2025.