

HJC

HIGHER VALUES



Molembur Road

East Molesey, KT8 9NH

Guide Price

£1,499,950

Roma is a 4/5 bedroom detached family home located in a peaceful cul-de-sac on the banks of the River Mole, a short walk from the popular East Molesey village and Bridge Road. Situated in the heart of this property is an impressive open plan kitchen/dining room with uninterrupted views via bi-folding doors across a south facing garden with patio to the river and 40ft mooring. Also benefitting 2 further reception rooms, 3 bathrooms, a utility and off-street parking.

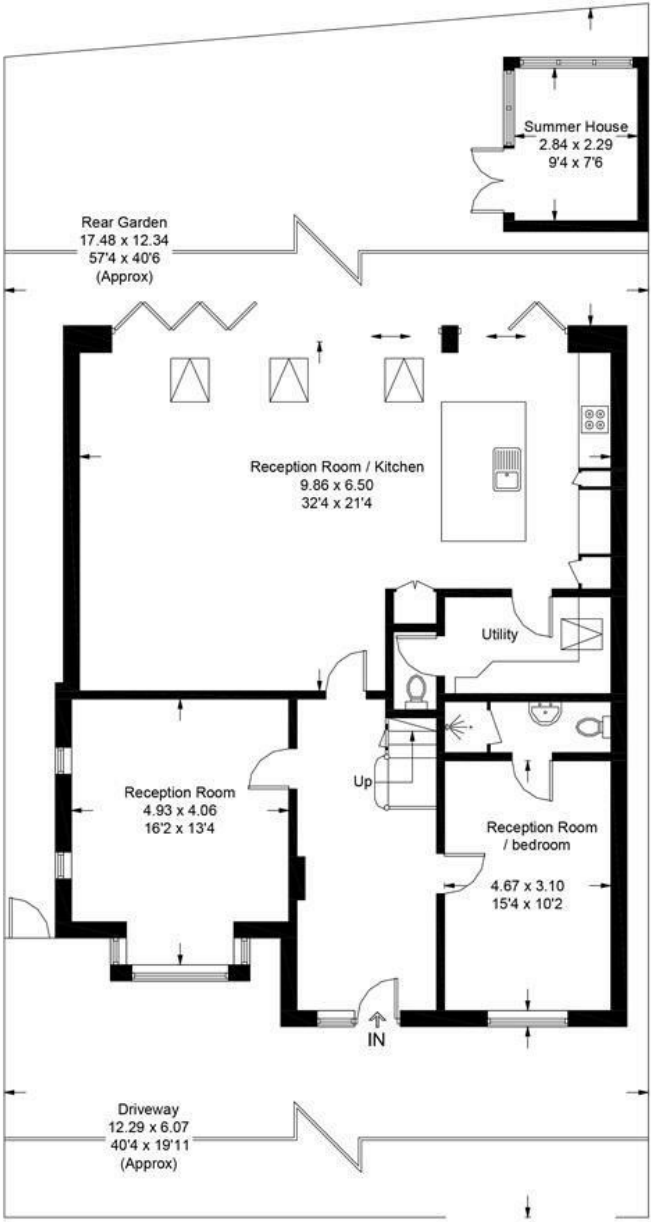
Material Info: Brick Walls & Roof Tiles. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Likely Outdoor: Likely.

- 4/5 bedroom detached property
- Open plan kitchen/dining room
- Summer House/garden office
- 40 ft mooring
- Off street parking
- 3 bathrooms
- 2 further reception rooms
- South facing garden
- Riverside location
- Close to East Molesey shops

Floor Plan

Roma, Molember Road

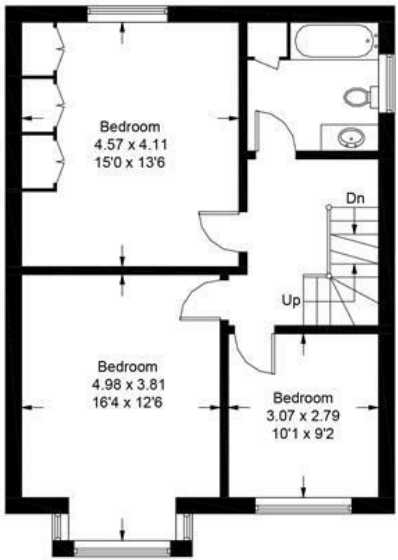
Approximate Gross Internal Area = 213.3 sq m / 2296 sq ft
Summer House = 6.5 sq m / 70 sq ft
Total = 219.8 sq m / 2366 sq ft



Ground Floor



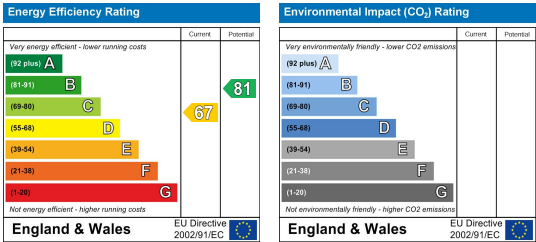
Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122691)

Energy Efficiency Graph



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