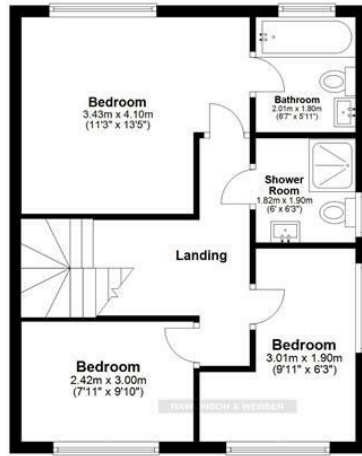


GROUND FLOOR



FIRST FLOOR

RAWLINSON & WEBBER

Plan produce for RAWLINSON & WEBBER Estate Agent

TOTAL FLOOR AREA

Sq. meters 106.3

Sq. feet 1133.1

Evolve
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

Property Description

Nestled in the picturesque and sought-after cul-de-sac of East Molesey, Surrey, this exquisite detached 3/4-bedroom home seamlessly blends contemporary design with practical family living. Spanning approximately 1,133 square feet, the property boasts an expansive and thoughtfully designed layout that caters to modern lifestyles.

Upon entering, you are greeted by an entrance hall that leads to a spacious front reception room; which could be doubled up as a 4th bedroom. Adjacent is a versatile office space with hidden utility cupboard, ideal for remote working or as a quiet study space. For convenience, there is also a cloakroom off the ground floor hallway.

The heart of the home is undoubtedly the impressive kitchen/family room which enjoys the light and space afforded by the south facing rear aspect. The modern kitchen is equipped with sleek cabinetry and features a central island with a electric induction hob, providing a perfect spot for cooking and entertaining. The space is further enhanced by large bi-folding doors that flood the area with natural light and create a seamless transition between indoor and outdoor living. These doors open directly into the well-maintained garden.

The first floor is equally impressive, featuring three well-proportioned bedrooms. The master bedroom offers ample space, large built-in wardrobes and a stylish en-suite bathroom with floor-to-ceiling tiles. A modern shower room completes the upper floor, ensuring convenience for all occupants.

Externally, the property further benefits from off-street parking for multiple cars and side pedestrian access. The property was previously granted a Lawful Development Certificate in 2021 for a loft conversion. Although the certificate has since expired, it still offers the potential for future extension (STPP). This property presents a fantastic opportunity to acquire a stunning family home in one of Surrey's most charming villages.

Features

- DETACHED HOME
- 3 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- RECEPTION ROOM
- STUDY
- CLOAKROOM
- OFF-STREET PARKING
- REAR GARDEN
- WELL-PRESENTED

Council Tax Band

E

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

