



**RAWLINSON  
&WEBBER.**

Kent Road, East Molesey  
Asking Price £1,295,000 Freehold







**Approx. Gross Internal Floor Area 1773 sq. ft / 183.31 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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## Property Description

Built in approximately the mid-19th century, this exquisite Victorian-period property is rich in history and character. Boasting grand proportions, high ceilings, ornate fireplaces, and traditional sash windows, the home seamlessly blends timeless elegance with modern comfort—an ideal opportunity for those seeking a property with true period charm.

Upon entering, a light-filled hallway welcomes you, leading to a beautiful staircase and doors off. To the left, you'll find three large reception rooms, two of which open onto the side garden, offering a wonderful connection to the outdoors. At the rear, is a kitchen and a convenient ground-floor shower room/utility providing direct access to the enclosed courtyard garden.

Ascending the staircase, the first half-landing reveals a separate wing, featuring a spacious double bedroom, an 'original' style bathroom, and a separate toilet. Continuing upwards, two further bedrooms await—one impressively grand in scale. On the third floor, an additional double bedroom enjoys views over the courtyard garden.

Externally, the property offers a secluded, partial wrap-around garden, a charming courtyard, and a side driveway with space for a car. Sold with no onward chain, this remarkable home is ready to be transformed into your dream period home.

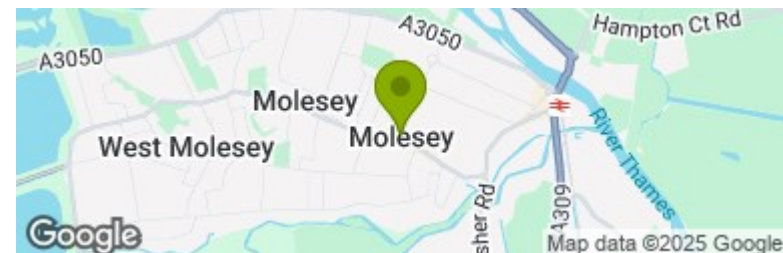
Further Benefits: A rewire with certification and newly installed carpets.

## Features

- BEAUTIFUL VICTORIAN PERIOD FAMILY HOME
- 4 LARGE BEDROOMS
- 3 RECEPTION ROOMS
- KITCHEN
- INTERNAL COURTYARD GARDEN
- WRAP AROUND FRONT/SIDE GARDENS
- DRIVEWAY
- VACANT POSSESSION
- NO ONWARD CHAIN
- LOCATED IN THE KENT TOWN CONSERVATION AREA

Council Tax Band **G**

EPC Rating: **E**



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		