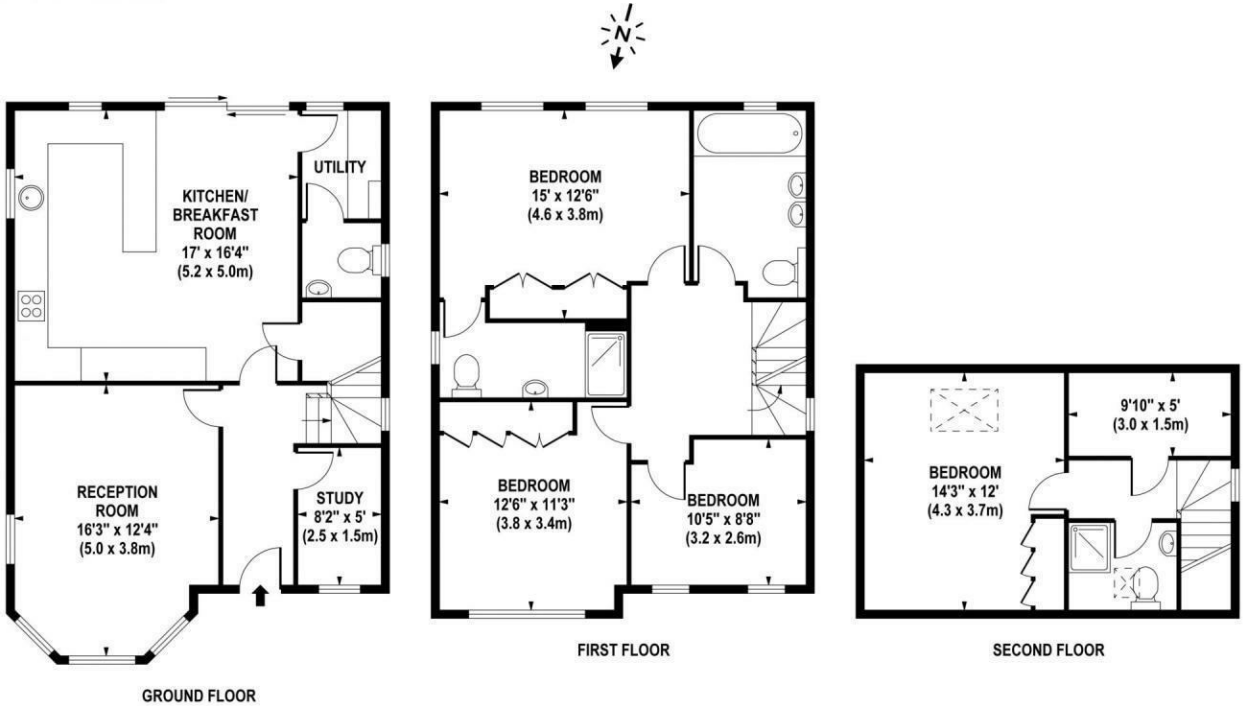
RAWLINSON &WEBBER.

# Molember Road, East Molesey

## Asking Price £1,195,000 Freehold




APPROX. GROSS INTERNAL FLOOR AREA 1658 SQ FT / 154 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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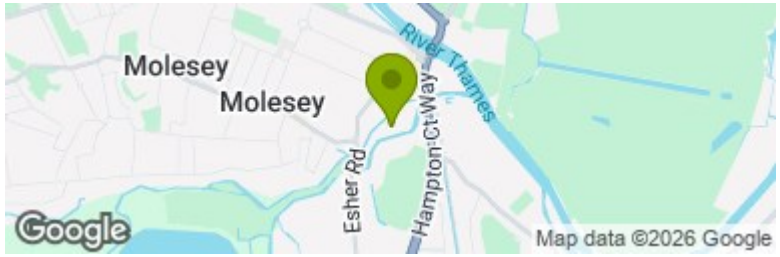
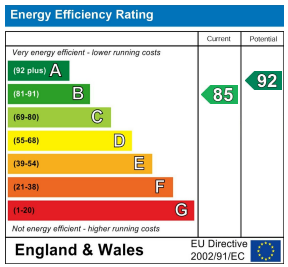
Council Tax Band G

EPC Rating: B




## Property Description

Rawlinson & Webber are delighted to present Laurel House — a beautifully appointed four-bedroom detached family home, built circa 2020, and located within one of East Molesey's most desirable riverside neighbourhoods.

The property is approached via an expansive private driveway inclusive of an EV point; providing off-street parking for several cars. Steps lead up to an inviting entrance; opening into a hallway with stair access. At the front of the home sits a bright and spacious reception room featuring a deep bay window. Adjacent lies a dedicated study, perfect for those working from home.

Highlighting the home, is the open plan contemporary kitchen/dining room, showcasing stunning white kitchen units, island peninsular/breakfast bar and built-in appliances such as a fridge, freezer, dishwasher, a double oven, microwave and electric hob with extractor. The space comfortably accommodates a family dining area and opens directly onto the southerly-facing rear garden, flooding the room with natural light. Completing the ground-floor are a separate utility room , cloakroom/WC and under-floor heating throughout.

Upstairs, the property benefits from a grand landing, three double bedrooms, two of which include built-in wardrobes. The principal bedroom benefits from a modern en-suite shower room, while a beautiful family bathroom with his and hers sink is shared between the remaining two bedrooms.

The second floor comprises a landing, a large storage room, a modern shower room and a large double bedroom with built-in wardrobes. Externally, the property enjoys a sunny, south-facing rear garden with patio area, mature lawn, shed and side pedestrian access.

This nearly new home represents a turn-key opportunity for buyers seeking a modern, energy-efficient property in an exceptional location. Laurel House is positioned close to local amenities, highly regarded schools, scenic river walks, and offers excellent transport links to London via Hampton Court Station

## Features

- 4 BEDROOM DETACHED HOUSE
- 2 EN-SUITES
- RECEPTION ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & A CLOAKROOM
- STUDY
- FAMILY BATHROOM
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING FOR 3 OR MORE CARS
- EAST MOLESEY

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