



Vine Road, East Molesey, Surrey KT8 9LF  
Offers In Excess Of £1,350,000

**RAWLINSON  
& WEBBER.**



RAWLINSON & WEBBER





# Property Description

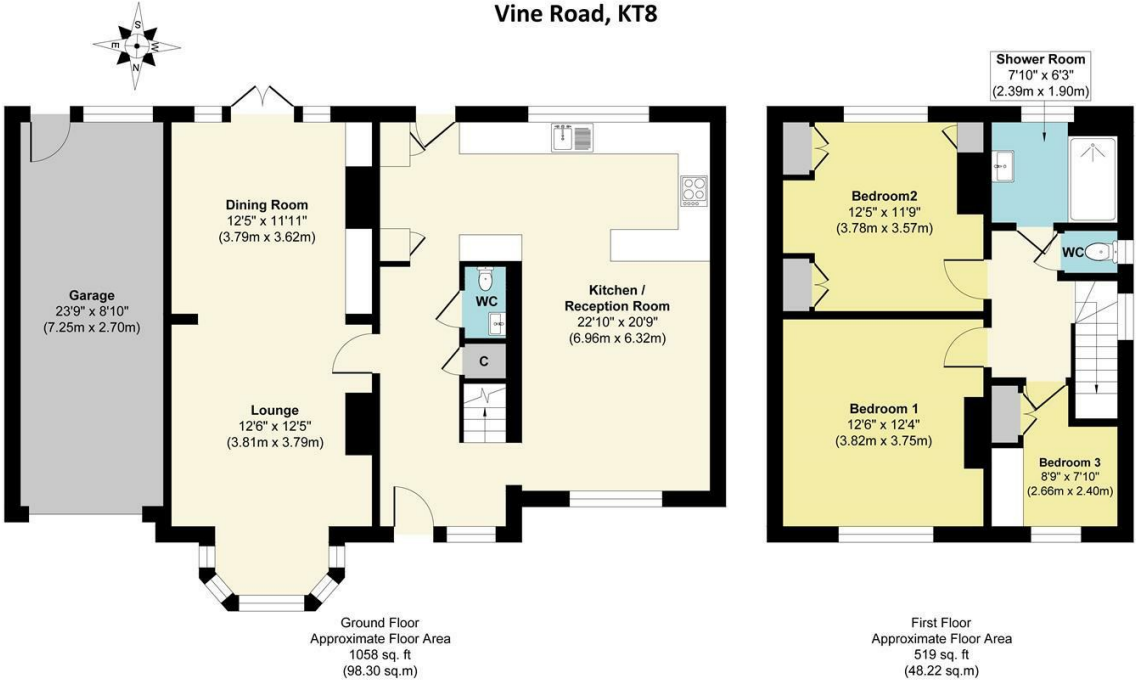
Discover this rare gem in one of the most popular locations of East Molesey. For those searching for a family home with a south-facing rear plot and substantial scope for expansion and development opportunities (STPP).

This attractive and well located property offers generous accommodation and tremendous scope for renovation and/or extension (STPP) with no onward chain. Upon entering, you are welcomed by a spacious entrance hallway with stair access, cloakroom, and useful storage, leading directly through to the rear garden and the open-plan kitchen/reception room. The kitchen/reception room, measures the full length of the home, with large windows filling the room with natural light and providing lovely views of both gardens. The kitchen is fitted with a generous range of units, complemented by an island peninsula, creating the perfect space for family life and entertaining.

The ground floor also features a large through lounge and dining room, complete with a striking bay window, two fireplaces, and French doors that open directly onto the south-facing garden.

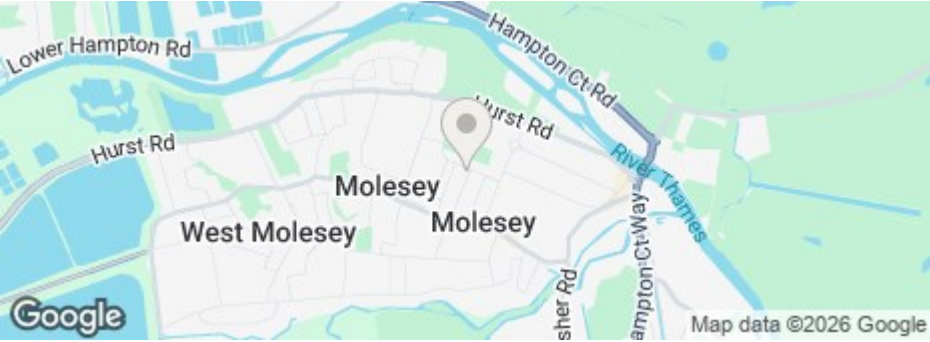
Upstairs, there are two generous double bedrooms, the smaller of the two also benefits from built-in wardrobes. A third bedroom is positioned to the front of the home, again with a built-in wardrobe.

Externally, the property benefits from off-street parking, a mature front garden and an attached garage. A large south-facing rear garden offering a patio area, mature lawn with small trees and shrubs hedging creating an idyllic and largely private setting.



**Approx. Gross Internal Floor Area 1577 sq. ft / 146.52 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	69
England & Wales		EU Directive 2002/91/EC	